



What our Clients Need to Know About an Update Scheduled for June 13, 2019:

Below is a quick link to each feature in this update.

New Fees

All Clients

Encompass Clients

User Interface updates:

District of Columbia, One Unit Real Property

District of Columbia, Cooperative Unit

Delaware, All Counties

Delaware, New Castle

Export the Provider Exclusion List

Logout Button

Encompass specific updates:

Property Tax

API specific updates:

District of Columbia, One Unit Real Property

District of Columbia, Cooperative Unit

Delaware All Counties

Delaware, New Castle

Fixed Issues:

Refinance/Reissue Link Update

Questions?

Contact your Account Manager or ClosingCorp Support for further assistance.

Online Form: <https://www.closing.com/contact-support/>

Email: support@closing.com

Toll-Free: 1.866.CLOSING (256.7464)



New Fees:

All Clients

SmartFees will be introducing new fees with this release. The new fees will include recording fees, transfer taxes, as well as title and settlement services. Should your organization choose to include these fees, the capability to capture and map new fees will be available June 14 (post release).

Important Notes:

- Lenders must supply their fee mapping template; failure to do so could result in dropping fees from providers. Please contact your Account Manager for assistance.
- New fees will appear in stages as we collect them from providers. The timeline is dependent on provider responsiveness; however, we are working toward a 60-day service level. Additionally, service providers are responsible for communicating if the fees are **not** applicable to them.
- If you are interested in testing the new fees and mapping, please contact your Account Manager for set up and to verify access to UAT. Lenders that are OK to test post release can test the new fees in SIT on Friday, June 28 after 12 noon PT.

Recording Fees

- TrustAgreement

Transfer Taxes

- FullPaymentCertificate
- RegionalWMATACapitalFee (GrantorTax)
- YieldTax
- DeedRegistrationFee

Title Insurance

- ChainofTitle
- JudgmentFee
- TitleIndemnityFee

Settlement Services

- Anti-PredatoryLendingDatabaseCert
- PreparationofNoticeofSettlement
- TitleOpinionLetter
- TitleSearch
- TitleAbstract
- UCCFilingPreparation

Encompass Clients



SmartFees will be introducing new fees with this release. The new fees will include recording fees, transfer taxes, as well as title and settlement services. Should your organization choose to include these fees, the capability to capture and map new fees will be available June 14 (post release).

Important Notes:

- Lenders must supply their fee mapping template if they have specific line items they would like the new title and settlement fees to be mapped/written. If the updates are not provided by June 13, all title and settlement fees will be mapped dynamically. Please contact your Account Manager for assistance.
- New fees will appear in stages as we collect them from providers. The timeline is dependent on provider responsiveness; however, we are working toward a 60-day service level. Additionally, service providers are responsible for communicating if the fees are **not** applicable to them.
- If you are interested in testing the new fees and mapping, please contact your Account Manager for set up and to verify access to UAT. Lenders that are OK to test post release can test the new fees in SIT on Friday, June 28 after 12 noon PT.

Title Insurance

- ChainofTitle
- JudgmentFee
- TitleIndemnityFee

Settlement Services

- Anti-PredatoryLendingDatabaseCert
- PreparationofNoticeofSettlement
- TitleOpinionLetter
- TitleSearch
- TitleAbstract
- UCCFilingPreparation

Recording Fees

- TrustAgreement (Other Recording Fees #1206)

Transfer Taxes

- Full Payment Certificate (Deed #1204)
- Regional WMATA Capital Fee (GrantorTax) (Deed #1204)
- Yield Tax (Deed #1204)
- Deed Registration Fee (Deed #1204)

Note: For Encompass clients, the recording fees and transfer taxes will populate on the 2015 itemization line numbers as depicted above.



All Clients New Fees

Table 1: All Clients New Fees

FEE NAME	FEE DEFINITION	STATE APPLICABLE TO	VERTICALS	APPLICABLE TO PURCH, REFI, OR BOTH	SMARTLOGIC APPLIED	PARTID
Anti-predatory Lending Database Cert	A fee charged to cover the preparation of the certificate, which is required for entering borrower's information into the ILPLD database that identifies whether a counseling session is required prior to closing.	Illinois	Settlement	Both	Yes - Cook, Kane, Peoria, and Will counties only	APLDCertFee
Chain of Title	A fee charged to prepare the chain of title on a real estate transaction, which provides the sequence of historical transfers of title to a property	All	Title	Both	Yes	ChainofTitleFee
Preparation of Notice of settlement	A fee charged to prepare the notice of settlement document that makes it know when an owner is going to sell or mortgage their property	New Jersey	Settlement	Both	Yes - NJ Only	PrepNotice SettlementFee
Judgment Fee	A fee charged for a type of search on title	New Jersey, New York	Title	Both	Yes - NJ & NY Only	JudgmentFee
Title Opinion Letter	A fee charged by an attorney to write an opinion based on the attorney's title search into a property, description of current ownership rights of the property and actions that must be taken to make the stated ownership rights marketable.	All	Settlement	Both	Yes	TitleOpinion LetterFee
Title Indemnity Fee	A fee charged to prepare the contract that allows the title company to insure the closing free of the first deed of trust	All	Title	Both	Yes	TitleIndemnity Fee
ALTA 6.2 - Variable Rate Endorsement (Negative Amortization)	for use when negative amortization is a feature as it provides for the loss of priority of the lien of the insured mortgage by reason of "interest on interest" or where unpaid interest is to be added to the unpaid balance of the loan.	All	Title	Both	Yes - on ARM/Variable loans only	LendersPolicy Endorsement [OR] OwnersPolicy Endorsement

FEE NAME	FEE DEFINITION	STATE APPLICABLE TO	VERTICALS	APPLICABLE TO PURCH, REFI, OR BOTH	SMARTLOGIC APPLIED	PARTID
OTIRO 209.10-06 Restrictions, Encroachments and Minerals - Loan Policy	Restrictions, Encroachments and Minerals - Loan Policy	Oregon	Title	Both	Yes	LendersPolicy Endorsement [OR] OwnersPolicy Endorsement
Title Search	Fee charged to retrieve documents to determine relevant interests related to real property. Examples include search of owners, vesting, liens, mortgages, judgements, tax status, title, etc.	Oklahoma	Settlement	Both	Yes	TitleSearchFee
Title Abstract	A fee charged to obtain a full and complete record of all matters filed of public record that affect ownership rights to a particular piece of real property.	Oklahoma	Settlement	Both	Yes	TitleAbstractFee
UCC Filing Preparation	A fee charged to prepare documents associated with the UCC Filing with the county recorder's office on Co-op transactions only	Illinois Maryland New Jersey New York District of Columbia	Settlement	Both	Yes - on Co-ops only	UCCFiling Preparation
Deed Registration Fee	A fee charged for administrative costs to change the records in Erie City, PA Engineer's Office, Bureaus of Sewer and Refuse and the Office of the City Treasurer associated with the transfers. It's a \$100 flat fee that will be effective from June 14th	Erie, Pennsylvania	Transfer Tax	Purchase/Quitclaim/Construction to Perm Purchase	-	CityDeedDeedRegistrationFee
Full Payment Certificate	Indicates that all utility charges and penalties are paid in full before transferring a property	Illinois (Cook and DuPage counties (Chicago City)	Transfer Tax	Purchase/Quitclaim/Construction to perm purchase	-	CityDeedFullPayment Certificate
Regional WMATA Capital Fee (GrantorTax)	Tax imposed on the recording of any deed or instrument conveying real property that is situated in a locality in the Northern Virginia Region when the consideration or assessed value, whichever is greater, equals or exceeds \$100.	Virginia	Transfer Tax	Purchase/Quitclaim/Construction to Perm Purchase	-	CountyDeed Regional WMATACapital Fee(GrantorTax)

FEE NAME	FEE DEFINITION	STATE APPLICABLE TO	VERTICALS	APPLICABLE TO PURCH, REFI, OR BOTH	SMARTLOGIC APPLIED	PARTID
Yield Tax	Tax assessed on non-owner-occupied properties exceeding \$1 million	Maryland (Baltimore City)	Transfer Tax	Purchase/Quitclaim/Construction to Perm Purchase	-	CityDeedYield Tax
Trust Agreement	A signed document that establishes a trust	Michigan state	Recording Fee	Purchase/Refinance/Construction to Perm Purchase/Construction to Perm Refinance	-	RecordingFee TrustAgr

Note: Recording Fees and Transfer Taxes are not available for custom fee mapping. The addition of new Title and Settlement fees are dependent on receiving the updated fee mapping template from the Lender as well as a service provider’s responsiveness in delivering the new fees schedule.



For Our User Interface Clients:

District of Columbia

One Unit Real Property

Effective June 13, 2019, for purchase and construction-to-perm purchase transactions of one-unit real properties (single family, condo, townhouse, manufactured), we will add two new tax questions to allow users to select the reduced recordation tax rate for a first time homebuyer:

- “All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquished in a divorce, with qualifying income and the property qualifies for a homestead deduction” with a default of “No”
- “Owner occupied/principal residence” will be disabled and its value will be “Yes” when the Occupancy Type selected is “Primary Residence”. When the Occupancy Type selected is “Secondary Residence” or “Investment”, then its value will be “No”

Changing the answer to “Yes” to these two tax questions and answering, “Yes” to the existing tax question “Class 1 residential property (1 to 5 units)” and if the consideration is less or equal to the property purchase price ceiling of \$632,500, then the reduced tax rate of 0.725% will apply to the taxable consideration used to calculate the Recordation Tax.

Figure 1: New District of Columbia Tax Questions

Set up Preferences

File Summary

SmartFees ID:
17078856

Loan Purpose:
Purchase

Loan Number:

Property Address:
District of Columbia, DC
20001

Map 361-V18

Required Fields

Total Loan Amount*

Purchase Price*

Amortization Type*

Is this property a Planned Unit Development (PUD)* Yes No

Occupancy Type*

Property still under construction?* Yes No

First Payment Date

Tax Criteria

Enter higher of assessed value or market value*

Customize

How many Title Update Fees are needed for this transaction?

Will this transaction require an after hours or out of office closing?

Will this transaction need a Power of Attorney?

How many Document Signing Fees are needed for this transaction?

Tax Criteria

Class 1 residential property (1 to 5 units) Yes No

All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquished in a divorce, with qualifying income and the property qualifies for a homestead deduction Yes No

Owner Occupied/principal Residence Yes No

Deed and deed of trust are being recorded simultaneously Yes No

New tax questions

CONTINUE TO FEES



Cooperative Unit

Effective June 13, 2019, for purchase transactions of a cooperative unit, we will add three new tax questions to allow users to select the reduced recordation tax rate for a first time homebuyer:

- “All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquished in a divorce, with qualifying income and the property qualifies for a homestead deduction” with a default of “No”
- “Owner occupied/principal residence” will be disabled and its value will be “Yes” when the Occupancy Type selected is “Primary Residence”. When the Occupancy Type selected is “Secondary Residence” or “Investment”, then its value will be “No”
- “Class 1 residential property (1 to 5 units)” with a default of “Yes”

When answering “Yes” to all three tax questions and if the consideration is less or equal to the property purchase price ceiling of \$632,500, the recordation tax rate will be reduced from 2.2% to 1.825% when the consideration is less than \$400,000 and from 2.9% to 2.175% when the consideration is equal or greater than \$400,000.

Figure 2: New District of Columbia Tax Questions

Set up Preferences

File Summary
SmartFees ID: 17078856
Loan Purpose: Purchase
Loan Number:
Property Address: District of Columbia, DC 20001
Map 391-V18

Required Fields

Total Loan Amount* \$450,000

Purchase Price* \$500,000

Amortization Type* ARM

Is this property a Planned Unit Development (PUD)* Yes No

Occupancy Type* Primary Residence

Property still under construction?* Yes No

First Payment Date 03/28/2019

Tax Criteria

Enter higher of assessed value or market value* 1500000

Customize

How many Title Update Fees are needed for this transaction? 0

Will this transaction require an after hours or out of office closing? No

Will this transaction need a Power of Attorney? No

How many Document Signing Fees are needed for this transaction? 1

Tax Criteria

Class 1 residential property (1 to 5 units) Yes No

All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquished in a divorce, with qualifying income and the property qualifies for a homestead deduction Yes No

Owner Occupied/principal Residence Yes No

Deed and deed of trust are being recorded simultaneously Yes No

New tax questions

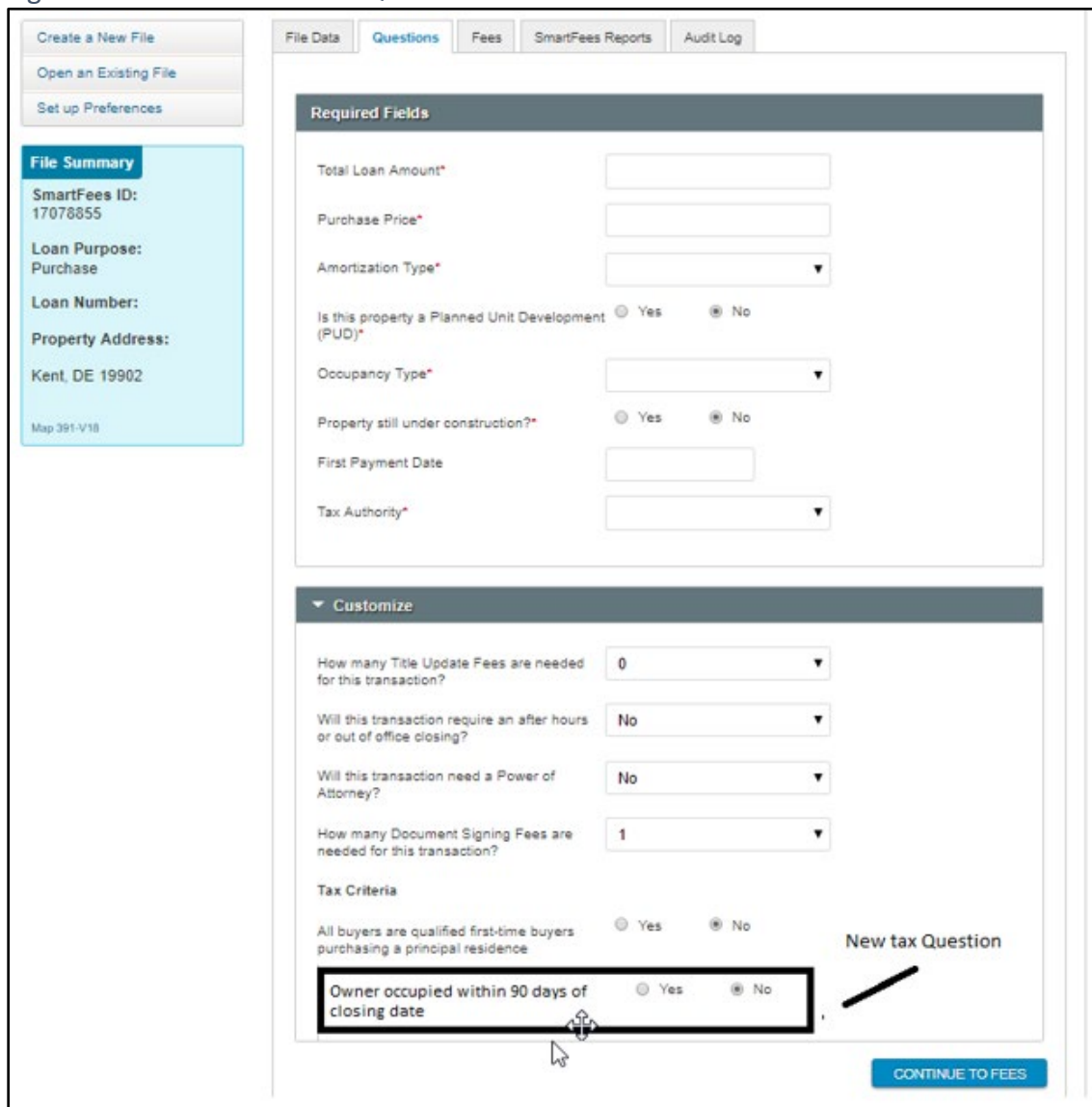
CONTINUE TO FEES

Delaware

All Counties

Effective June 13, 2019, in Delaware, for purchase and construction-to-perm purchase transactions, we will be adding a new tax question “Owner Occupied within 90 days of closing date” with a default of “No”. Changing the answer to “Yes” and answering, “Yes” to the existing tax question “All buyers are qualified first-time buyers purchasing a principal residence”, will reduce the tax rate by 0.5% for the state transfer tax on the first \$400,000 of the taxable consideration. This question will be displayed when the Occupancy type is “Primary Residence” for the following property types: Single Family, Condo, Townhouse and Manufactured Housing.

Figure 3: New Delaware Tax Question



The screenshot displays the 'Questions' tab in the ClosingCorp software. On the left, there is a sidebar with navigation options: 'Create a New File', 'Open an Existing File', and 'Set up Preferences'. Below these is a 'File Summary' box containing: SmartFees ID: 17078855, Loan Purpose: Purchase, Loan Number, Property Address: Kent, DE 19902, and Map 391-V18.

The main content area is divided into several sections:

- Required Fields:** Contains input fields for 'Total Loan Amount*', 'Purchase Price*', and 'Amortization Type*'. It also features radio buttons for 'Is this property a Planned Unit Development (PUD)*' (Yes/No) and 'Property still under construction?*' (Yes/No). There are dropdown menus for 'Occupancy Type*' and 'Tax Authority*'. A date input field is present for 'First Payment Date'.
- Customize:** A section with a dropdown arrow, containing questions about 'Title Update Fees', 'after hours or out of office closing', 'Power of Attorney', and 'Document Signing Fees', each with a dropdown menu.
- Tax Criteria:** Includes a radio button question: 'All buyers are qualified first-time buyers purchasing a principal residence' (Yes/No). Below it, a new question is highlighted with a black box and an arrow: 'Owner occupied within 90 days of closing date' (Yes/No).

A blue button labeled 'CONTINUE TO FEES' is located at the bottom right of the form.



New Castle

Effective June 13, 2019, in New Castle County, Delaware, for purchase and construction-to-perm purchase transactions, we will replace the tax question “All buyers are qualified first-time buyers and property is qualified rental property that will be used as principal residence” with a new tax question “Qualified rental property that will be used as principal residence” with a default of “No”, to avoid redundancy with the existing tax question “All buyers are qualified first-time buyers purchasing a principal residence”.

This question will be displayed when the Occupancy type is “Primary Residence” for the following property types: Single Family, Condo, Townhouse, and Manufactured Housing.

This change will not impact the calculation of the transfer tax on the consideration

Figure 4: Delaware Tax Questions

File Summary
 SmartFees ID: 17078854
 Loan Purpose: Purchase
 Loan Number:
 Property Address: New Castle, DE 19701
 Map 391-V18

Total Loan Amount*
 Purchase Price*
 Amortization Type*
 Is this property a Planned Unit Development (PUD)* Yes No
 Occupancy Type*
 Property still under construction?* Yes No
 First Payment Date
 Tax Authority*

Customize

How many Title Update Fees are needed for this transaction?
 Will this transaction require an after hours or out of office closing?
 Will this transaction need a Power of Attorney?
 How many Document Signing Fees are needed for this transaction?

Tax Criteria
 All buyers are qualified first-time buyers purchasing a principal residence Yes No Question will be expired

All buyers are qualified first-time buyers and property is qualified rental property that will be used as principal residence Yes No

Qualified rental property that will be used as principal residence Yes No New question will be added

Owner occupied within 90 days of closing date Yes No

 All buyers qualify as first-time City of Wilmington home buyers of single-family principal residence Yes No

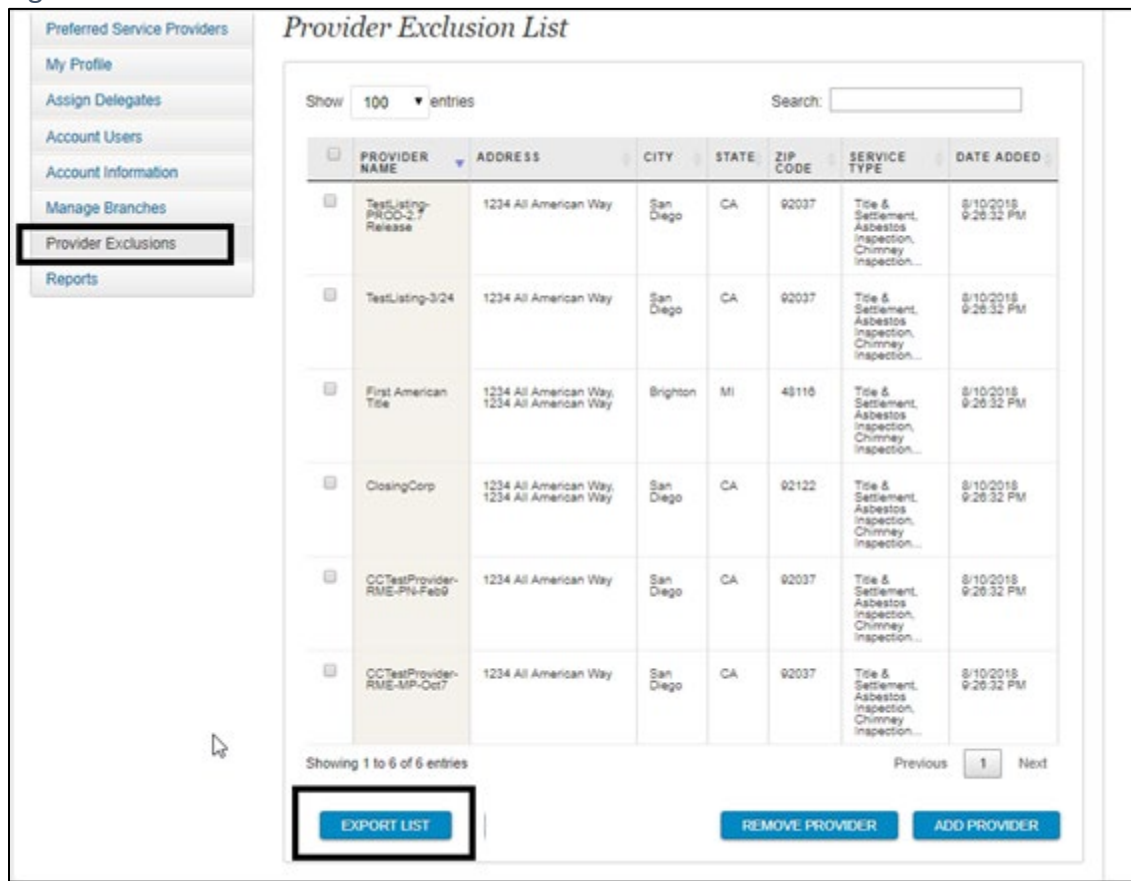
CONTINUE TO FEES

Export the Provider Exclusion List

SmartFees users will now be able to export excluded providers, in .CSV format. To export a provider list the option must be setup by the account admin for the lender's account. Selecting the "Export List" button will download the list of providers that have been marked as excluded.

Note: This feature is managed by the client's admin user. If you are interested in using the Provider Exclusion feature, please contact your Account Manager or ClosingCorp Support.

Figure 5: Provider Exclusion



Provider Exclusion List

Show 100 entries Search:

PROVIDER NAME	ADDRESS	CITY	STATE	ZIP CODE	SERVICE TYPE	DATE ADDED
TestListing-PROC-2.7 Release	1234 All American Way	San Diego	CA	92037	Title & Settlement, Asbestos Inspection, Chimney Inspection...	8/10/2018 9:29:32 PM
TestListing-3/24	1234 All American Way	San Diego	CA	92037	Title & Settlement, Asbestos Inspection, Chimney Inspection...	8/10/2018 9:29:32 PM
First American Title	1234 All American Way 1234 All American Way	Brighton	MI	48116	Title & Settlement, Asbestos Inspection, Chimney Inspection...	8/10/2018 9:29:32 PM
ClosingCorp	1234 All American Way 1234 All American Way	San Diego	CA	92122	Title & Settlement, Asbestos Inspection, Chimney Inspection...	8/10/2018 9:29:32 PM
CCTestProvider-RME-FN-Feb9	1234 All American Way	San Diego	CA	92037	Title & Settlement, Asbestos Inspection, Chimney Inspection...	8/10/2018 9:29:32 PM
CCTestProvider-RME-MP-Oct7	1234 All American Way	San Diego	CA	92037	Title & Settlement, Asbestos Inspection, Chimney Inspection...	8/10/2018 9:29:32 PM

Showing 1 to 6 of 6 entries Previous 1 Next

EXPORT LIST REMOVE PROVIDER ADD PROVIDER

Logout Button (excluding DOTCOM Clients)

For all clients accessing the SmartFees user interface within their Loan Origination System or Point of Sale Systems the "Logout" button has been removed from the interface. The "Logout" button was removed to prevent users from logging out of SmartFees and then trying to log back into SmartFees directly.

Note: Users accessing SmartFees directly on their browsers using www.smartfees.com will still be able to access the "Logout" button.

For Our Encompass Clients

Property Tax

- Encompass clients using the Property Tax Estimator feature through SmartFees now have the flexibility to not write due dates in the Aggregate Setup Escrow screen in Encompass. While leveraging this capability they can also specify the "Number of Months" that they would like to write into the 1000 series for property tax month field.

Figure 6: Encompass

1000. Reserves Deposited with Lender		Borrower	Seller	Other	Total
		656.24			656.24
		Borrower	Seller	Paid By / P / B / A / Paid To	
1001. Initial Deposit For Your Escrow Account		656.24			
<input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other					
<input type="checkbox"/>	1002. Homeowner's Ins.	mths @ \$	*		
<input type="checkbox"/>	1003. Mortgage Ins.	mths @ \$	*		
<input type="checkbox"/>	1004. Property Taxes	2 mths @ \$ 328.12	*	656.24	
<input type="checkbox"/>	1005. City Property Tax	mths @ \$	*		
<input type="checkbox"/>	1006. Flood Ins. Reserve	mths @ \$	*		
<input type="checkbox"/>	1007. [Dropdown] To [Dropdown]	mths @ \$	*		
<input type="checkbox"/>	1008. [Dropdown] To [Dropdown]	mths @ \$	*		
<input type="checkbox"/>	1009. [Dropdown] To [Dropdown]	mths @ \$	*		
<input type="checkbox"/>	1010. USDA Annual Fee	To [Dropdown]	*		
<input type="checkbox"/>	1011. Aggregate Adjust.	[Dropdown] <input type="button" value="Aggregate Setup"/>	*		
* Will be added to 1001 Initial Deposit For Your Escrow Account.					
1100. Title Charges		Borrower	Seller	Other	Total
		2,514.00			2,514.00

- Clients can also leverage writing into the 2015 Itemization form depending on if the loan has been disclosed (field ID 3152) and if there was a change in circumstance (field ID 3168) on the file.
- Clients have the flexibility to not import property tax if the loan has an initial disclosure date but there was no Change in Circumstance. Conversely if the file was disclosed and there is a Change in circumstance then allow property tax to be written to the 900 and 1000 series.

Note: In the above scenario if the loan was not disclosed, property tax information will be written to the 2015 Itemization.

Figure 7: Encompass Field 3152

<ul style="list-style-type: none"> Processing expected 04/07/19 Closing Checklist Complete expect 04/07/19 USPS Address Verification expect 04/07/19 Obtain Flood Cert and Life of loan 04/09/19 Obtain Income/Asset docs per DU 04/09/19 Order Appraisal expected 04/09/19 Submit MI Application expected 04/11/19 Submittal expected 04/14/19 4506T expected 04/14/19 Order Hazard Insurance expectec 04/14/19 Cond. Approval expected 04/17/19 	General Loan Data <table border="1"> <tr><td>Base Loan Amount</td><td>332,500.00</td><td>Housing Ratio</td><td></td><td>%</td></tr> <tr><td>Total Loan Amount</td><td>332,500.00</td><td>Debt Ratio</td><td></td><td>%</td></tr> <tr><td>Interest Rate</td><td></td><td>Upfront MI / Funding / Guarantee</td><td></td><td>%</td></tr> <tr><td>Monthly Payment (P&I)</td><td></td><td>Months of MI Premiums</td><td></td><td></td></tr> <tr><td>Amortization Term</td><td></td><td>Channel</td><td></td><td></td></tr> <tr><td>Loan Term</td><td></td><td>Mortgage Type</td><td>Conventional</td><td></td></tr> <tr><td>Interest Only Term</td><td></td><td>Occupancy Type</td><td>Primary</td><td></td></tr> <tr><td>Days In Year</td><td>360</td><td>Documentation Type</td><td>(F) Full Documentatio</td><td></td></tr> <tr><td>Finance Charge Amount</td><td></td><td>Property Type</td><td>Detached</td><td></td></tr> <tr><td>Finance Amount</td><td>332,185.00</td><td>Unit Count</td><td></td><td></td></tr> <tr><td>Sales Price Amount</td><td>350,000.00</td><td>Loan Purpose</td><td>Purchase</td><td></td></tr> <tr><td>Appraised Value Amount</td><td></td><td>Purpose of Refinance</td><td></td><td></td></tr> <tr><td>LTV Percent</td><td>95.000 %</td><td>Amortization Type</td><td>Fixed Rate</td><td></td></tr> <tr><td>CLTV Percent</td><td>95.000 %</td><td></td><td></td><td></td></tr> <tr><td>Total Income</td><td></td><td></td><td></td><td>3152</td></tr> </table>	Base Loan Amount	332,500.00	Housing Ratio		%	Total Loan Amount	332,500.00	Debt Ratio		%	Interest Rate		Upfront MI / Funding / Guarantee		%	Monthly Payment (P&I)		Months of MI Premiums			Amortization Term		Channel			Loan Term		Mortgage Type	Conventional		Interest Only Term		Occupancy Type	Primary		Days In Year	360	Documentation Type	(F) Full Documentatio		Finance Charge Amount		Property Type	Detached		Finance Amount	332,185.00	Unit Count			Sales Price Amount	350,000.00	Loan Purpose	Purchase		Appraised Value Amount		Purpose of Refinance			LTV Percent	95.000 %	Amortization Type	Fixed Rate		CLTV Percent	95.000 %				Total Income				3152
Base Loan Amount	332,500.00	Housing Ratio		%																																																																								
Total Loan Amount	332,500.00	Debt Ratio		%																																																																								
Interest Rate		Upfront MI / Funding / Guarantee		%																																																																								
Monthly Payment (P&I)		Months of MI Premiums																																																																										
Amortization Term		Channel																																																																										
Loan Term		Mortgage Type	Conventional																																																																									
Interest Only Term		Occupancy Type	Primary																																																																									
Days In Year	360	Documentation Type	(F) Full Documentatio																																																																									
Finance Charge Amount		Property Type	Detached																																																																									
Finance Amount	332,185.00	Unit Count																																																																										
Sales Price Amount	350,000.00	Loan Purpose	Purchase																																																																									
Appraised Value Amount		Purpose of Refinance																																																																										
LTV Percent	95.000 %	Amortization Type	Fixed Rate																																																																									
CLTV Percent	95.000 %																																																																											
Total Income				3152																																																																								
TILA Tolerance Section <table border="1"> <tr><td>Creditor Application Date</td><td>//</td><td>Prior Disclosed Finance Charge Amount</td><td></td></tr> <tr><td>Application Date</td><td>//</td><td>Document Sign Date</td><td>//</td></tr> <tr><td>Initial Disclosure Date</td><td>//</td><td>Current Rate Set Date</td><td>//</td></tr> <tr><td>Current Finance Charge</td><td></td><td>Current Rate Lock Date</td><td>//</td></tr> <tr><td>Current APR</td><td></td><td>Loan Disbursement Date</td><td>//</td></tr> <tr><td>Last Disclosure Date</td><td>//</td><td>Interest From Date</td><td>//</td></tr> <tr><td>Last Disclosure Received Date</td><td>//</td><td>Interest To Date</td><td>06/01/2019</td></tr> <tr><td>Disclosed APR</td><td></td><td>First Payment Date</td><td>07/01/2019</td></tr> </table>	Creditor Application Date	//	Prior Disclosed Finance Charge Amount		Application Date	//	Document Sign Date	//	Initial Disclosure Date	//	Current Rate Set Date	//	Current Finance Charge		Current Rate Lock Date	//	Current APR		Loan Disbursement Date	//	Last Disclosure Date	//	Interest From Date	//	Last Disclosure Received Date	//	Interest To Date	06/01/2019	Disclosed APR		First Payment Date	07/01/2019																																												
Creditor Application Date	//	Prior Disclosed Finance Charge Amount																																																																										
Application Date	//	Document Sign Date	//																																																																									
Initial Disclosure Date	//	Current Rate Set Date	//																																																																									
Current Finance Charge		Current Rate Lock Date	//																																																																									
Current APR		Loan Disbursement Date	//																																																																									
Last Disclosure Date	//	Interest From Date	//																																																																									
Last Disclosure Received Date	//	Interest To Date	06/01/2019																																																																									
Disclosed APR		First Payment Date	07/01/2019																																																																									

Figure 8: Encompass Field 3168

<ul style="list-style-type: none"> Processing expected 04/07/19 Closing Checklist Complete expect 04/07/19 USPS Address Verification expect 04/07/19 Obtain Flood Cert and Life of loan 04/09/19 Obtain Income/Asset docs per DU 04/09/19 Order Appraisal expected 04/09/19 Submit MI Application expected 04/11/19 Submittal expected 04/14/19 4506T expected 04/14/19 Order Hazard Insurance expectec 04/14/19 Cond. Approval expected 04/17/19 	Loan Estimate Page 1 Disclosure Information <input type="checkbox"/> Fee Level Disclosures Reason <input type="checkbox"/> Changed Circumstance - Settlement Charges <input type="checkbox"/> Changed Circumstance - Eligibility <input type="checkbox"/> Revisions requested by the Consumer <input type="checkbox"/> Interest Rate dependent charges (Rate Lock) <input type="checkbox"/> Expiration (Intent to Proceed received after 10 business days) <input type="checkbox"/> Delayed Settlement on Construction Loans <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Changed Circumstance 3168 Changes Received Date: 04/19/2019 Revised LE Due Date: // Changed Circumstance: Comments:
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

If interested in using these features, please contact your Account Manager or ClosingCorp Support for further details.



For Our Integration Clients

District of Columbia

One Unit Real Property

Effective June 13, 2019, for purchase and construction-to-perm purchase transactions of one-unit real properties (single family, condo, townhouse, manufactured), we will add two new tax questions to allow users to select the reduced recordation tax rate for a first time homebuyer:

- “All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquished in a divorce, with qualifying income and the property qualifies for a homestead deduction” (id=ResFTHBinDC) with a default of “No”
- “Owner occupied/principal residence” will NOT be returned in the GetTaxQuestion response, instead its value will be set to “yes” if ResidenceType= “PrimaryResidence”. If ResidenceType=“Investment” or “SecondaryResidence” then its value is “No”

Answering “Yes” to these two tax questions and answering, “Yes” to the existing tax question “Class 1 residential property (1 to 5 units)” and if the consideration is less or equal to the property purchase price ceiling of \$632,500, the reduced tax rate of 0.725% will apply to the taxable consideration used to calculate the Recordation Tax.

```

<RESPONSE xmlns:xsi="http://www.w3.org/2001/XMLSchema-instance" xmlns:xsd="http://www.w3.org/2001/XMLSchema">
  <HEADER>
    <STATUS_CODE></STATUS_CODE>
    <TRANSACTION_ID>c995042d-a9d0-4407-9155-e43a90966aed</TRANSACTION_ID>
  </HEADER>
  <PAYLOAD>
    <GET_TAX_QUESTIONS_RESPONSE UserId="AFR_wholesale" Address="" City="" State="DC" Zip="20001" Fips="11001" LoanPurpose="Purchase">
      <Criteria Name="PropertyType" Value="SingleFamily"/>
      <Criteria Name="LoanType" Value="Conventional"/>
      <Criteria Name="ResidenceType" Value="PrimaryResidence"/>
      <Criteria Name="SettlementDate" Value="07/21/2019"/>
      <Criteria Name="LoanProgram" Value="Standard"/>
      <TaxCriteria>
        <RecordingCriteria Id="ClRes1to5" Name="Class 1 residential property (1 to 5 units)" Type="Boolean" Value="1" Important="true" Visibility="true"/>
        <RecordingCriteria Id="ResFTHBinDC" Name="All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquish- Value="0" Important="true" Visibility="true"/>
        <RecordingCriteria Id="DeednDOT" Name="Deed and deed of trust are being recorded simultaneously" Type="Boolean" Value="1" Important="true" Visibility="true"/>
        <RecordingCriteria Id="AssValue" Name="Enter higher of assessed value or market value" Type="Number" Value="" Important="true" Visibility="true"/>
      </TaxCriteria>
    </GET_TAX_QUESTIONS_RESPONSE>
  </PAYLOAD>
</RESPONSE>

```



Cooperative Unit

Effective June 13, 2019, for purchase transactions of a cooperative unit, we will add three new tax questions to allow users to select the reduced recordation tax rate for a first time homebuyer:

- “All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquished in a divorce, with qualifying income and the property qualifies for a homestead deduction” (id=ResFTHBinDC) with a default of “No”
- “Owner occupied/principal residence” will NOT be returned in the GetTaxQuestion response, instead its value will be set to “yes” if ResidenceType= “PrimaryResidence”. If ResidenceType=“Investment” or “SecondaryResidence” then its value is “No”
- “Class 1 residential property (1 to 5 units)” (id= C1Rs1To5) with a default of “Yes”

Answering “Yes” to all three tax questions and if the consideration is less or equal to the property purchase price ceiling of \$632,500, the recordation tax rate will be reduced from 2.2% to 1.825% when the consideration is less than \$400,000 and from 2.9% to 2.175% when the consideration is equal or greater than \$400,000.

```
<RESPONSE xmlns:xsi="http://www.w3.org/2001/XMLSchema-instance" xmlns:xsd="http://www.w3.org/2001/XMLSchema">
  <HEADER>
    <STATUS_CODE>0</STATUS_CODE>
    <TRANSACTION_ID>c995842d-a9d0-4407-9155-e43a98966aed</TRANSACTION_ID>
  </HEADER>
  <PAYLOAD>
    <GET_TAX_QUESTIONS_RESPONSE UserId="AFR_wholesale" Address="" City="" State="DC" Zip="20001" Fips="11001" LoanPurpose="Purchase">
      <Criteria Name="PropertyType" Value="Cooperative"/>
      <Criteria Name="LoanType" Value="Conventional"/>
      <Criteria Name="ResidenceType" Value="PrimaryResidence"/>
      <Criteria Name="SettlementDate" Value="07/21/2019"/>
      <Criteria Name="LoanProgram" Value="Standard"/>
      <TaxCriteria>
        <RecordingCriteria Id="C1Rs1To5" Name="Class 1 residential property (1 to 5 units)" Type="Boolean" Value="1" Important="true" Visibility="true"/>
        <RecordingCriteria Id="ResFTHBinDC" Name="All buyers are qualified resident first time homebuyers of the District of Columbia, with no previous property ownership unless relinquish
          Value="0" Important="true" Visibility="true"/>
        <RecordingCriteria Id="DeedDOT" Name="Deed and deed of trust are being recorded simultaneously" Type="Boolean" Value="1" Important="true" Visibility="true"/>
        <RecordingCriteria Id="AssValue" Name="Enter higher of assessed value or market value" Type="Number" Value="" Important="true" Visibility="true"/>
      </TaxCriteria>
    </GET_TAX_QUESTIONS_RESPONSE>
  </PAYLOAD>
</RESPONSE>
```

Delaware

All Counties

For Clients using GetTaxQuestions method:

Effective June 13, 2019, in Delaware, for purchase and construction-to-perm purchase transactions, we will be adding a new tax question “Owner Occupied within 90 days of closing date” (id= OwOc90days) with a default of “No”. Changing the answer to “Yes” and answering, “Yes” to the existing tax question “All buyers are qualified first-time buyers purchasing a principal residence”, will reduce the tax rate by 0.5% for the state transfer tax on the first \$400,000 of the taxable consideration. This question will be returned in the GetTaxQuestions response when the “ResidenceType” criteria= “PrimaryResidence” for the following property types: Single Family, Condo, Townhouse, and Manufactured Housing.

```
<RESPONSE xmlns:xsi="http://www.w3.org/2001/XMLSchema-instance" xmlns:xsd="http://www.w3.org/2001/XMLSchema">
  <HEADER>
    <STATUS_CODE>0</STATUS_CODE>
    <TRANSACTION_ID>a690451f-d5c8-45e5-b53c-797231abd195</TRANSACTION_ID>
  </HEADER>
  <PAYLOAD>
    <GET_TAX_QUESTIONS_RESPONSE UserId="AFR_wholesale" Address="" City="" State="DE" Zip="19902" Fips="10001" LoanPurpose="Purchase">
      <Criteria Name="PropertyType" Value="SingleFamily"/>
      <Criteria Name="LoanType" Value="Conventional"/>
      <Criteria Name="ResidenceType" Value="PrimaryResidence"/>
      <Criteria Name="SettlementDate" Value="07/21/2019"/>
      <Criteria Name="LoanProgram" Value="Standard"/>
      <TaxCriteria>
        <RecordingCriteria Id="FTBPrin" Name="All buyers are qualified first-time buyers purchasing a principal residence" Type="Boolean" Value="0" Important="true" Visibility="true"/>
        <RecordingCriteria Id="OwOc90days" Name="Owner occupied within 90 days of closing date" Type="Boolean" Value="0" Important="true" Visibility="true"/>
      </TaxCriteria>
    </GET_TAX_QUESTIONS_RESPONSE>
  </PAYLOAD>
</RESPONSE>
```

Kent or Sussex counties

New Castle

For Clients using GetTaxQuestions method:

Effective June 13, 2019, in New Castle County, Delaware for purchase and construction-to-perm purchase transactions, we will expire the tax question “All buyers are qualified first-time buyers and property is qualified rental property that will be used as principal residence” (id= FTBQRent). This question will not be returned in the GetTaxQuestions API response.

We will also add a new tax question “Qualified rental property that will be used as principal residence” (id= QualifyRent) with a default of “No”. This question will be returned in the GetTaxQuestions response when the “ResidenceType” criteria= “PrimaryResidence” for the following property types: Single Family, Condo, Townhouse, and Manufactured Housing.

This change will not impact the calculation of the transfer tax on the consideration.

```
<RESPONSE>
  <HEADER>
    <STATUS_CODE>0</STATUS_CODE>
    <TRANSACTION_ID>2w34wsesdf-asdfd-sdfd-asdfwe32424f</TRANSACTION_ID>
  </HEADER>
  <PAYLOAD>
    <GET_TAX_QUESTIONS_RESPONSE UserId="XXX" Address="" City="" State="DE" Zip="19701" Fips="10003" LoanPurpose="Purchase">
      <Criteria Name="PropertyType" Value="singleFamily"/>
      <Criteria Name="LoanType" Value="Conventional"/>
      <Criteria Name="ResidenceType" Value="PrimaryResidence"/>
      <Criteria Name="SettlementDate" Value="07/21/2019"/>
      <Criteria Name="LoanProgram" Value="Standard"/>
      <TaxCriteria>
        <RecordingCriteria Id="FTBPrin" Name="All buyers are qualified first-time buyers purchasing a principal residence" Type="Boolean" Value="0" Important="true" Visibility="true"/>
        <RecordingCriteria Id="OwOc90Days" Name="Owner Occupied within 90 days of closing date" Type="Boolean" Value="0" Important="true" Visibility="true"/>
        <RecordingCriteria Id="QualifyRent" Name="Qualified rental property that will be used as principal residence" Type="Boolean" Value="0" Important="true" Visibility="true"/>
        <RecordingCriteria Id="FTWHBRes" Name="All buyers qualify as first-time City of Wilmington home buyers of single-family principal residence" Type="Boolean" Value="0" Important="true" Visibility="true"/>
      </TaxCriteria>
    </GET_TAX_QUESTIONS_RESPONSE>
  </PAYLOAD>
</RESPONSE>
```



Fixed Issues

Refinance/Reissue Link Update

For Refinance files, if a provider offers Refinance or Reissue discounts for a quote, and additional fees are added by the user on the "Additional Fees" tab for Title services, the Refinance and Reissue links are not displayed on the user interface. This issue has been corrected.