CLOSINGCORP

ClosingCorp Data and Fees

Updates available:

California

On September 28, 2021, California approved Assembly Bill-1466, which adds a new $2 recording fee for the restrictive covenants program on all recording documents and per document title, when applicable.

Since January 1, 2022, only four counties have implemented this new $2 restrictive covenants fee: Los Angeles, San Benito, Santa Clara, and Sutter. These four counties will be updated in our system on June 17, 2022.

ClosingCorp Fees Product Release

July 13, 2022

Enhancements

Refinance Discount Updates
We have enhanced the Refinance Title Discount feature to also support Substitution Discount. A Substitution Rate is used when the same borrower and the same lender make a substitution loan on the same property, which might qualify for a discounted title insurance premium. This optional feature is available when lenders select to use the feature

User Interface changes:

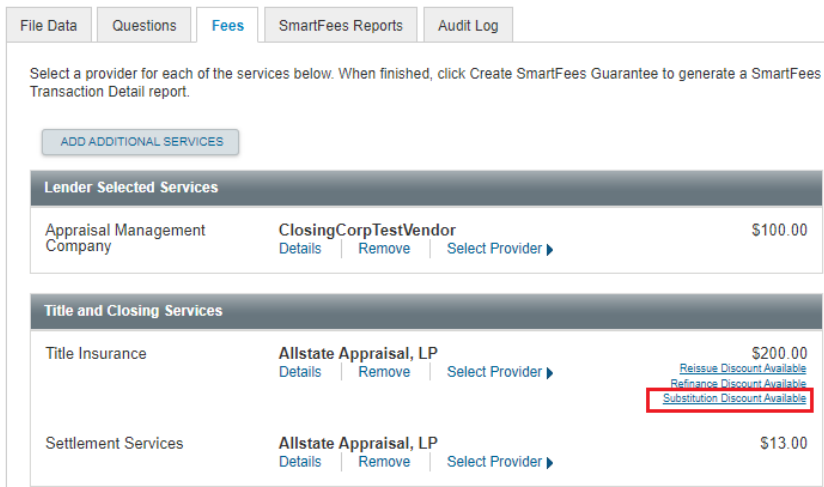Figure 1: Sample User Interface displaying Substitution Discount Availability

Figure 2: Sample User Interface displaying Substitution Questions

API changes

Clients using our APIs will not have to make any changes to continue using the existing Refinance and Reissue Discounts. All the changes are backward compatible for API clients/partners. But the new Discount Request format should be used for consuming Substitution Discount

Figure 3: Sample ServiceProvider section of QuickGFE Response

```xml
<ServiceProvider>
    <ServiceType>TitleInsurance</ServiceType>
    <ProviderRate Id="14d91496-6202-4baf-ab3a-e99091fdcd0b" Name="Allstate Appraisal, LP" ALTAID="" Address="1234 All American Way" City="Chicag
        <Rate RateCardId="e028efae-dba2-42bb-adb6-0180401afedb" ProductId="d6f4cb7b-35ed-4819-958b-0180401b588c" RateSheetId="49208" TotalAmount=
            <TitleDetails>
                <Lenders>
                    <Amount>200</Amount>
                    <CoverageType>Standard</CoverageType>
                    <Name>Standard-ALTA Loan Policy</Name>
                    <RequiredEndorsementAmount>0</RequiredEndorsementAmount>
                </Lenders>
            </TitleDetails>
        </Rate>
        <DiscountAvailability>
            <RefinanceDiscount>true</RefinanceDiscount>
            <ReissueDiscount>true</ReissueDiscount>
            <SubstitutionDiscount>true</SubstitutionDiscount>
        </DiscountAvailability>
    </ProviderRate>
    <Fees>
        <Optional/>
    </Fees>
    <LendersEndorsements>
        <Optional>
            <Endorsement Amount="1" Name="ALTA 1 Street Assessments" Id="LenderEndorsement10123" IsSelected="false" IsSmart="false"/>
            <Endorsement Amount="3" Name="ALTA 4.1 - Condominium" Id="LenderEndorsement10002" IsSelected="false" IsSmart="false"/>
            <Endorsement Amount="5" Name="ALTA 5.1 - Planned Unit Development" Id="LenderEndorsement10004" IsSelected="false" IsSmart="false"/>
            <Endorsement Amount="4" Name="ALTA 5 - Planned Unit Development" Id="LenderEndorsement10003" IsSelected="false" IsSmart="false"/>
            <Endorsement Amount="2" Name="ALTA 4 - Condominium" Id="LenderEndorsement10001" IsSelected="false" IsSmart="false"/>
        </Optional>
    </LendersEndorsements>
    <OwnersEndorsements>
        <Optional/>
    </OwnersEndorsements>
</ServiceProvider>
```

Figure 4: Sample GetDiscountQuestions Request XML (New Discount Format):

```xml
<REQUEST>
    <HEADER>
        <API_KEY>XXXXX</API_KEY>
        <PASSWORD>XXXXX</PASSWORD>
    </HEADER>
    <PAYLOAD>
        <GET_DISCOUNT_QUESTIONS_REQUEST ServiceType="TitleInsurance"
        UserId="rjosium@closing.com" SmartGFEId="57788980" >
        <DiscountTypes>
        <Discount Type="Refinance" />
        <Discount Type="Reissue" />
        <Discount Type="Substitution" />
        </DiscountTypes>
        </GET_DISCOUNT_QUESTIONS_REQUEST>
    </PAYLOAD>
</REQUEST>
```

Figure 5: Sample GetDiscountQuestions Response:

```
<PAYLOAD>
 <GET_DISCOUNT_QUESTIONS_RESPONSE SmartGFEId="57788980" ServiceType="TitleInsurance" DiscountType="None">
   <DiscountQuestions>
     <Questions Type="Refinance" DiscountAvailableFlag="Y">
     <QuestionCriteria Key="TitleDisc10004" Name="Enter Prior Liability Amount" Type="Number" Value="3" Required="True" Format="Currency"/>
     </Questions>
     <Questions Type="Reissue" DiscountAvailableFlag="Y">
     <QuestionCriteria Key="TitleDisc10003" Name="Enter Original Loan Amount" Type="Number" Value="2" Required="True" Format="Currency"/>
     </Questions>
     <Questions Type="Substitution" DiscountAvailableFlag="Y">
     <QuestionCriteria Key="TitleDisc10005" Name="Enter Unpaid Principal Balance" Type="Number" Value="4" Required="True" Format="Currency"/>
     </Questions>
   </DiscountQuestions>
 </GET_DISCOUNT_QUESTIONS_RESPONSE>
</PAYLOAD>
```

Figure 6: Sample ApplyDiscount request for Substitution Discount

```
<PAYLOAD>
    <APPLY_DISCOUNT_REQUEST DiscountType="Refinance" ServiceType="TitleInsurance"
    UserId="rjosium@closing.com" SmartGFEId="57788980">
      <DiscountQuestions>
        <Questions Type="Substitution" DiscountAvailableFlag="Y">
        <QuestionCriteria Key="TitleDisc10005" Name="Enter Unpaid Principal Balance"
         Type="Number" Value="40000" Required="True" Format="Currency"/>
        </Questions>
      </DiscountQuestions>
 </APPLY_DISCOUNT_REQUEST>
</PAYLOAD>
```

Figure 7: Sample ServiceProvider section of GetGFEData response

```
<ServiceProvider Id="14d91496-6202-4baf-ab3a-e99091fdcd0b" Name="Allstate Appraisal, LP"
ServiceType="TitleInsurance" ProductId="d6f4cb7b-35ed-4819-958b-0180401b588c" RateSheetId="31024"
RateCardId="e028efae-dba2-42bb-adb6-0180401afedb" Amount="176.00" BuyerPercent="1.0000000"
TripChargeAmount="0.00" IsNegotiatedRate="false" ALTAID=""
DiscountAvailableType="None" DiscountAppliedType="Substitution">
    <DiscountAvailability>
        <RefinanceDiscount>true</RefinanceDiscount>
        <ReissueDiscount>true</ReissueDiscount>
        <SubstitutionDiscount>true</SubstitutionDiscount>
    </DiscountAvailability>
</ServiceProvider>
```

GetPropertyTax API method response to include additional Property Tax information

GetPropertyTax method response will include the following additional Property Tax information

1) Tax Installment Payment Status Type
2) Tax Bill Last Paid Installment Date
3) Tax Bill Last Paid Installment Amount
4) Tax Installment Homeowner Occupied Estimated Tax amount
5) Order Status Type

Resolved issues

Fee quote generating without required questions answered

Fixed an issue with the required "What is the taxable value transferred, if any?" question going unanswered when users launched ClosingCorp Fees from Empower but users were still able to create a Transaction Detail Report without answering that question.

Assessed value default not getting updated when Purchase Price is updated on the file

Fixed an issue with the assessed value default not getting updated correctly when Purchase Price is updated on the Fees file in the states of Virginia and District of Columbia.

Testing Environment

These enhancements will be available on our UAT test environment on June 28th, 2022.

 Environment Paths:
• ClosingCorp Fees URL: https://uat.smartfees.com
• API Path: https://uatdev.smartfees.com

To get more information on how to connect to these environments, contact your Account Manager for more details.