



For our SmartFees Clients:

Product Release March 22nd, 2023:

Support for Standalone Equity Loans

We are enhancing the SmartFees Solution to Support Standalone Equity loans. The feature is not immediately available and must be enabled for your account. When enabled, and the transaction is an Equity transaction, Equity rates will be returned for applicable services.

For more information on this feature, please contact your Client Success Manager. To enable the Standalone Equity feature, please contact us at support@closing.com.

The following scenarios are supported:

Table 1: Standalone Equity Loans

TRANSACTION TYPE	LOAN TYPE	LIEN POSITION	FEE TYPE/VERTICAL
Equity	Conventional/HELOC	First/Second	Title Insurance, Settlement Services, Recording Fees & Transfer Taxes

Note: Standalone Equity loans are not supported for FHA, VA, and USDA loan types.

Changes to SmartFees User Interface:

The SmartFees application has been modified to include a new transaction type of “**Equity**” to identify Equity loans.

NOTE: This option will show up only when your account is configured for Equity loans.

When a loan is set to be an Equity loan then the **Loan Type** dropdown will only display loan types that the application supports for an Equity loan namely **Conventional** and **HELOC**.

The **Questions** tab on the application will only display questions applicable to an Equity loan file.

Figure 1: Equity Loan in SmartFees

The screenshot displays the 'SmartFees' interface with the 'File Data' tab selected. On the left, there are three buttons: 'Create a New File', 'Open an Existing File', and 'Set up Preferences'. The main form area contains the following fields:

- Transaction Type***: A dropdown menu with 'Equity' selected. This field is highlighted with a red box.
- Lien Position***: A dropdown menu with 'First' selected.
- Closing/Settlement Date***: A text input field containing '01/31/2023'.
- Loan Number**: An empty text input field.
- Property Address**: An empty text input field.
- City**: An empty text input field.
- ZIP***: A text input field containing '92122'.
- County, State**: A text input field containing 'San Diego, CA'.
- Loan Type***: A dropdown menu with 'Conventional' selected. This field is highlighted with a red box.
- Property Type***: An empty text input field.

At the bottom right of the form, there are two buttons: 'IMPORT FANNIE MAE 1003' and 'CREATE FILE'.

Representing Equity loans in Encompass:

Encompass users will use the following fields to represent an Equity Loan

- Purpose of Loan (Field ID: 19) as **Other-Equity**
- Loan Type (Field ID: 1172) as **Conv** or **HELOC**

The image shows a screenshot of a web-based form for configuring a loan. Two red circles highlight specific sections:

- Purpose of Loan:** This section contains six checkboxes:
 - Purchase
 - Cash-Out Refi
 - No Cash-Out Refi
 - Construction
 - Construction - Perm
 - Other - Equity
- Loan Type:** This section contains seven checkboxes:
 - Conv
 - FHA
 - VA
 - USDA-RHS
 - Other - [text input field]
 - HELOC

Other visible form elements include a 'Lien Position' section with 'Subordinate' selected and a 'Sub. Financing' button, and another 'Lien Position' dropdown menu set to '2'.

Updates made in Encompass for Equity loans will automatically be pulled into SmartFees.

For API Partners and Clients:

SmartFees can now support Standalone Equity loans. Settlement Services, Title Insurance, Recording Fees, and transfer taxes will be included in the SmartFees file to reflect the Equity scenario.

To specify Equity loans, LoanPurpose should be specified as “Equity” with LoanType as “Conventional” or “HELOC”.

Note: Your account must be configured for Equity loans to enable the feature.

Schema Updates

In support of this new feature the API schemas have been updated. If your business application validates the request and/or response XML using the schemas, please be sure to update your copies of the schema to the latest version.

They will be available in our Resource Library – <https://resource.closing.com> after March 14th 2023. To obtain access to the Resource Library, please contact Integrations@closing.com.

Testing Environment:

These enhancements will be available on our UAT test environment on March 14th, 2023.

Environment Paths:

- SmartFees URL: <https://uat.smartfees.com>
- API Path: <https://uatdev.smartfees.com>

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