



Date originally communicated:	August 3, 2018
Release date:	August 10, 2018
Updates available to customers:	August 11, 2018

For our SmartFees Clients:

What Users Need to Know About Features Scheduled for Release on August 10, 2018:

Property Tax

The Property Tax feature in SmartFees will provide lenders the opportunity to incorporate property taxes earlier and with greater accuracy within their loan files. Using a combination of actual taxes and models to project future taxes, SmartFees can fulfill property tax request for purchase files, including new and existing properties, and refinance files. Property tax information provided through SmartFees includes assessor and payee information, tax lines, tax amounts, and discount or delinquent dates. Lenders leveraging SmartFees in their Encompass installation will see added benefits of pre-paid and escrow deposit calculations. If you are interested the Property Tax feature, please contact your account manager.

What API Partners Need to Know about Features Scheduled for Release on August 10, 2018:

GetPropertyTax Method

Property Tax information is added to SmartFees through a new API method `GetPropertyTax`. The API call is made referencing an existing SmartFees file and the response will include return tax information relevant to the subject property including:

- Assessor Name and Contact information
- Tax Type
- Release Date
- Frequency (Annual, Monthly, etc.)
- Payee
- Installment information
 - Discount Date
 - Delinquent Date
 - Current/Estimated/Preferred amounts

The API response XML uses the existing `<HudItem>` structures to minimize development efforts to import data into HUD sections 900 and 1000. Tax installment information may be returned in aggregate or as individual `<HudItem>` elements, depending on the subject property state and/or client account configuration. This allows API partners greater flexibility when managing fees within the business application. To leverage the new API, Property Tax services must be enabled on the client account. If you are interested in the Property Tax feature, please contact your account manager.

Technical Documentation Updates

Schema: In support of the above feature new API schemas will be introduced prior to the release. If your business application validates the request and/or response XML using the schemas and you would like to implement the property tax feature, you will need to update your copies of existing schemas to the latest version.

Resource Library: For the latest information on this new feature including updated iGuide, Data Dictionary, Hud Mapping guidance, and XML Schemas, visit the ClosingCorp Resource Library – <https://resource.closing.com>.