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Residential Briefs

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TSS Software Adds RynohLive to Preferred Providers Platform

TSS Software Corp., Annapolis, Md., added **RynohLive** to its **RealExpress** platform, providing escrow account management and fraud protection for its customers.

Using this integration, TitleExpress escrow items can be automatically cleared, giving users a real-time view of their escrow activity, eliminating disbursement errors and possible fraud losses. The RynohLive suite consists of four modules providing automated positive pay, fraud protection, automated three-way reconciliation, transaction alerting and advanced reporting.

CoreLogic Launches Property/Local Market Condition Report

CoreLogic, Santa Ana, Calif., announced a new property report, the *Listing and Market Activity Report*, that combines Multiple Listing Service data received directly from the local MLS organization, with data from the CoreLogic public record database to offer risk managers, underwriters, appraisers and servicers a view of a subject property including local market conditions.

The report is the first new product developed from the **Partner InfoNet** program, a revenue sharing program between MLS providers and CoreLogic. The report combines MLS and public record data to deliver a view of a property's value including statistics on home price changes, foreclosure rates and ratios as well as REO, foreclosure and short sale indicators.

Lenders One Partners with Leads360

Lenders One Mortgage Cooperative, St. Louis, a national alliance of community mortgage bankers, correspondent lenders and suppliers of mortgage products and services, announced El Segundo, Calif.-based **Leads360**, a provider of lead management software, as its newest preferred vendor.

Leads360's lead management software gives lenders pipeline visibility, analytics and reporting for their sales and marketing activities. The technology supports receipt and organization of real-time leads from any marketing source in a single system and includes customizable workflow for leads to appropriately be assigned and worked based on criteria including loan officer performance or skill set.

Fiserv Offers Web, Mobile Self-Service Channels for Loan Servicing

Fiserv Inc., Brookfield, Wis., announced availability of a new module that gives lenders the ability to offer borrowers two high-demand self-service channels, designed to help lenders enhance customer relationships and realize efficiencies.

Through the new module, **LoanServ: LoanLink**, consumers can access and update their loan information in real-time via the Internet or an Apple iPhone or iPad application. Additionally, with LoanLink, lenders can customize the module to address the specific needs of their borrowers.

GCC Servicing Systems Launches New Version of G/SERV Loan Servicing Platform

GCC Servicing Systems, Southfield, Mich., introduced a new browser-based version of its **G/SERV** loan servicing platform, which automates all steps of the servicing process, from loan set-up to investor reporting and default management.

The new G/SERV also offers simplified navigation through a tabular format and an updated appearance. Areas such as tax next due, insurance next due, payoff discharge process and collection efforts have been streamlined to better reflect user needs.

a la mode expands Mercury Network to offer BPOs

a la mode, Oklahoma City, Okla., announced expansion of the Mercury **Network Vendor Management Platform** to also offer Broker Price Opinions. Users of Mercury's BPO service will be able to select providers based on their own preferences including proximity to subject property, late percentage, average turn-around times and load levels.

The service integrates with appraisal ordering, enabling management of both processes from one platform. Mercury Network allows lenders and AMCs to manage their appraisal workflow.

Titan Lenders, Grid Financial Offer Loan Fulfillment Services

Titan Lenders Corp., Denver, a domestic mortgage fulfillment outsource operation, and **Grid Financial Services Inc.**, Raleigh, N.C., a domestic business process outsource provider for loan processing, underwriting and default services, created a best practices loan fulfillment service designed to allow mortgage lenders to accelerate market entry and reduce overhead.

The service offers lenders a parallel and variable-cost alternative to a fixed overhead operation. It will provide a consolidated automation platform and best practices expertise for mortgage lenders, picking up the loan file as soon as the loan officer completes an application. The platform handles disclosures, processing, underwriting, closing, post-closing through final sale to investors and is represented and warranted from the closing perspective.

Equi-Trax Survey: 72% of Short Sales Take up to 9 Months

Equi-Trax Asset Solutions LP, Santa Barbara, Calif., released a survey of real estate agents reporting **71.9 percent** said short can take four to nine months to complete. The survey also reported that nearly **10 percent** of short sale transactions require more than 10 months to complete, while **18.2 percent** of deals require less than three months to complete.

The survey reflects the views of more than 600 real estate agents who responded to the survey. Asked to select ways to make short sales easier, **57.6 percent** said lenders should take less time to close the transactions; **14 percent** said borrowers should be better educated about short sales; and **40.4 percent** said both of these changes are necessary to improve the process (respondents to this question could select as many answers as they thought were relevant).

LPS Applied Analytics Launches Condition-Adjusted Valuation Model

Lender Processing Services Inc., Jacksonville, Fla., released the **ValueSure Condition Adjusted** valuation model by its **LPS Applied Analytics** division, which complies with the **Department of the Treasury's** Interagency Appraisal and Evaluation Guidelines.

Upon receipt of an order for a valuation, the model dispatches licensed real estate agent to physically review the property to determine whether or not its condition is consistent with that of neighborhood norms. Only when the licensed agent has made a judgment as to the property's relative condition can the AVM be processed; that information is taken into consideration to create a condition-adjusted valuation. In some cases, the property condition can be so poor as to disallow use of an AVM at all.

QuestSoft, OpenClose Partner on Compliance with Multi-State Exam LEF Submission

QuestSoft, Laguna Hills, Calif., a provider of mortgage compliance software and services for lenders, integrated its **Compliance EAGLE** platform with **OpenClose's** loan origination software, **LenderAssist**, to automate the preparation and submission of loan data for the new state exam procedures.

Administered jointly by the **Conference of State Bank Supervisors** and the **American Association of Residential Mortgage Regulators**, the multi-state exams for state-chartered lenders began in January, with most states rolling out the exams later this year. Part of the new exam process requires lenders to submit a standardized **Licensee Examination File** as required by regulation or upon request of state examiners. Compliance EAGLE, which is LEF-certified through **RegulatorConnect**, enables **LenderAssist** users to test loan files for compliance with federal, state and investor regulations and guidelines.

Equi-Trax Offers Door-Knock Service

Equi-Trax Asset Solutions LP, Santa Barbara, Calif., offers a door-knock service that relies on compliant agents to re-establish communication between borrowers and lenders or provide leads to help the communication process.

Equi-Trax and its agents are fully bonded and insured and adhere to all legal procedures as specified by the **Fair Debt Collection Practices Act**, **Fair Credit Reporting Act** and **Health Insurance Portability and Accountability Act**. In addition to door knocks, agents will also provide information regarding property condition and leads such as the listing agent's contact info if they see the property is listed.