

Loan Producer[®] Overview of the Mortgage Insurance Interface

The Mortgage Insurance Interface is designed to allow you to order mortgage insurance from any mortgage insurance provider that offers a web service that complies with version 2.3.1 of the Mortgage Industry Standards and Maintenance Organization's (MISMO[®]) Mortgage Insurance Application Request and Response file specifications using a synchronous connection model.

FICS' Mortgage Insurance Interface is certified by MISMO[®] with the MXCompliance Certification for both MI Application Request v2.3.1 and MI Application Response v2.3.1.



Detailed information regarding the MISMO[®] Mortgage Insurance Application Request and Response specifications as well as the MI Query Request and Response specifications can be obtained from MISMO's website at <http://www.mismo.org>.

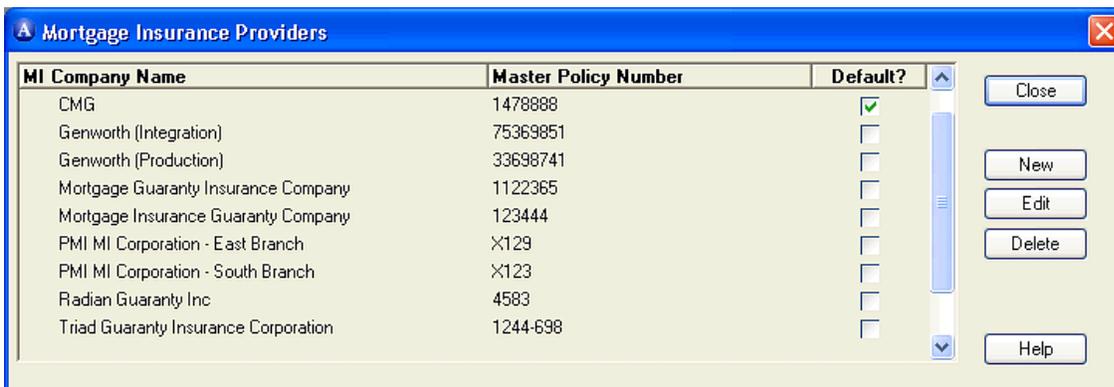
For questions pertaining to this interface, please contact Loan Producer Customer Support at (972) 458-8583 or via e-mail at lp@loanware.com.

Setup

Mortgage Insurance Providers

You will need to set up the mortgage insurance providers that you will be interfacing with in Loan Producer[®] Administrator. This is done via the Mortgage Insurance Providers window available under the Maintenance menu.

Much of the information required on this window will be provided by your mortgage insurance provider. Please contact your designated MI account representative to obtain the necessary account information for utilizing the MISMO[®] Mortgage Insurance Interface.

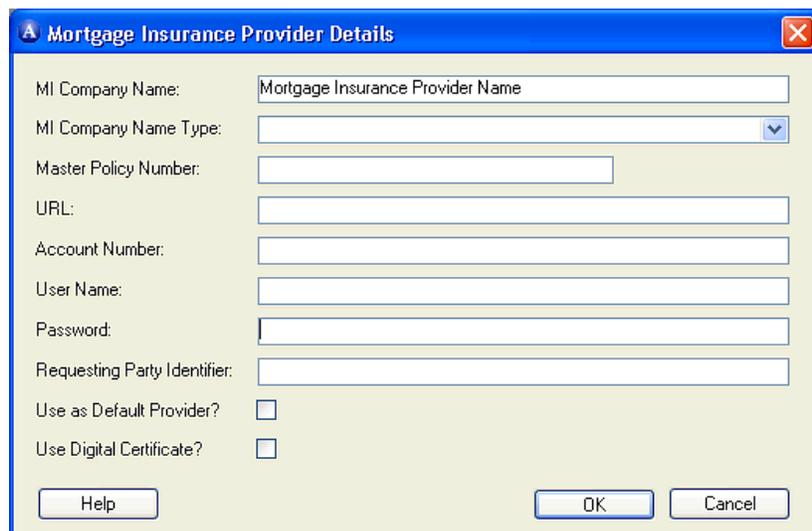


This window will display summary information for any mortgage insurance providers that have previously been set up within the system. All of the mortgage insurance providers that are seen on this window will be available for selection when ordering mortgage insurance through the Mortgage Insurance Interface in Loan Producer®.

In order to set up a new mortgage insurance provider, click on the New button which will open the Mortgage Insurance Provider Details window.

Mortgage Insurance Provider Details

This window is where you will define the specific parameters required for interfacing with each individual mortgage insurance provider.



- **MI Company Name:** This is a user-defined field allowing you to uniquely name each mortgage insurance provider with whom you will be interfacing. If your mortgage insurance provider assigns you a separate “Master Policy Number” for each branch, you may want to include the branch name in this field so that they can be easily identified and selected when utilizing the MISMO® Mortgage Insurance Interface.

- **MI Company Name Type:** Select the name of the entity that you will be using for providing mortgage insurance.

Note: The company names that appear in this list are required for certain transactions and are defined by MISMO®. These values are specified in the Mortgage Insurance Application Request & Response specifications, version 2.3.1. If you have any questions about which options to select, please contact your mortgage insurance provider to ascertain the proper selection.

- **Master Policy Number:** Enter the unique number assigned to you by the private mortgage insurer.
- **URL:** This is the “Uniform Resource Locator” that is used for accessing the mortgage insurance provider’s web service. This will be provided to you by your mortgage insurance provider.

e.g. <https://mi-request.micompanyname.com/submit.asp>

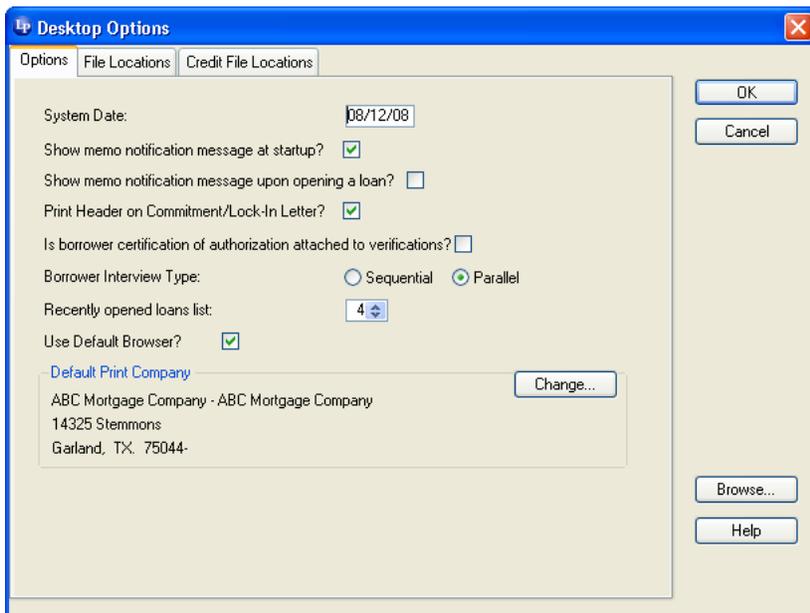
- **Account Number:** Enter the account number or identifier assigned by the private mortgage insurer to the lender. This identifier is supplied with request transactions to allow the service provider to identify the billing account to be used.

Note: Your mortgage insurance provider may use your “Master Policy Number” to uniquely identify who the mortgage insurance request is coming from and therefore may not require this field to be populated.

- **User Name:** Enter the user name assigned to your account by the mortgage insurance provider. This is used to authenticate the requesting party to the service provider.
- **Password:** Enter the password assigned to your account by the mortgage insurance provider. This is used to authenticate the requesting party to the service provider.
- **Requesting Party Identifier:** Enter the value assigned to your account by the mortgage insurance provider. This is a unique identifier often used to reference an organization and may be used as a unique identifier for the requesting party, as determined by trading partners.
- **Use as Default Provider?:** Check this box if you want to designate this particular mortgage insurance provider as the default provider which will automatically be selected when ordering mortgage insurance via the MISMO[®] Mortgage Insurance Interface in Loan Producer[®].
Note: Only one credit agency can be selected as the default at any one time.
- **Use Digital Certificate?:** Check this box if the mortgage insurance provider requires the use of a digital certificate.

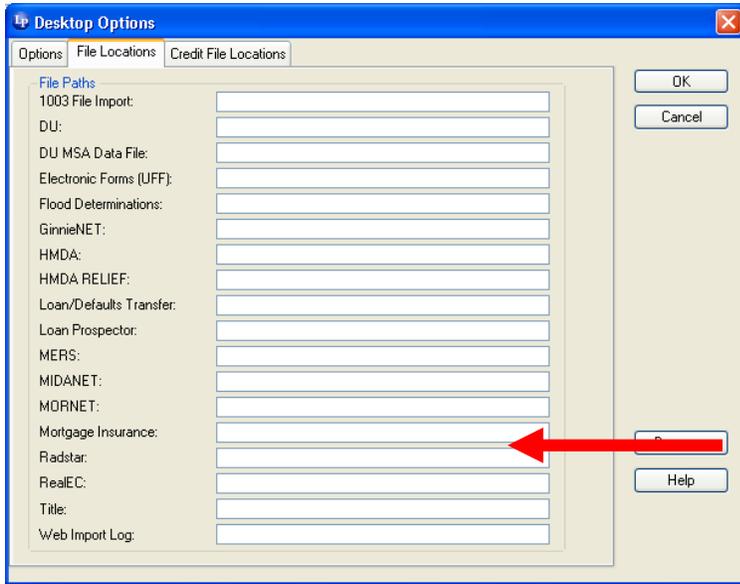
Loan Producer[®] / Tools / Desktop Options

Use Default Browser?: If you wish to utilize your default browser for viewing any embedded files that are returned in the response from your title service provider, you will need to check the Use Default Browser checkbox on the Desktop Options window in Loan Producer[®]. When this is unchecked, the system will automatically use Internet Explorer[®], regardless of which internet browser you have designated as the default. This checkbox defaults to “Yes” and may be used to avoid potential problems viewing external documents when accessing your Loan Producer[®] system remotely using Citrix[®].



The Mortgage Insurance Interface utilizes both request and response files. The location where these files will be written must be defined in the “Mortgage Insurance File Path” on the Desktop Options\File Locations tab.

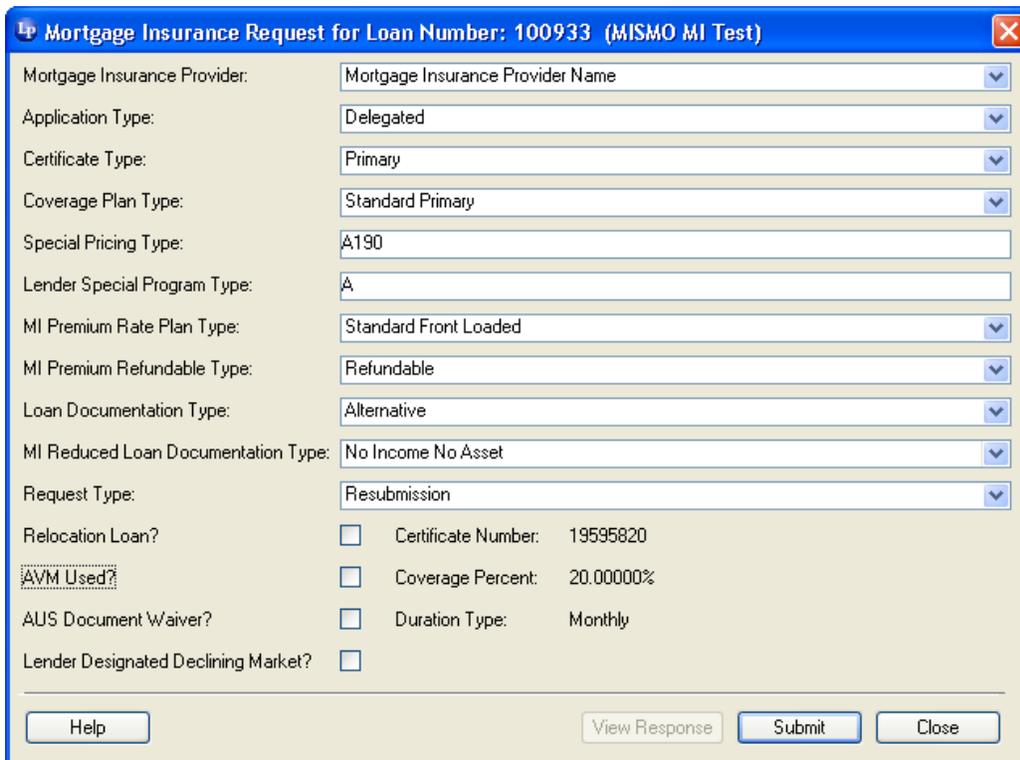
e.g. G:\FICS\Loan_Producer\Mortgage_Insurance\



Ordering Mortgage Insurance

Mortgage Insurance Interface

The Mortgage Insurance window is where you will order your mortgage insurance. This window is accessible from within the Data Transfer folder on the "TreeView" in Loan Producer®.



- Mortgage Insurance Provider:** This drop down list displays the mortgage insurance providers as defined within Loan Producer® Administrator. If a default mortgage insurance provider was selected on the Mortgage Insurance Provider window in Loan Producer® Administrator, that company will be automatically selected when this window is opened.

- **Application Type:** This option is used to specify the way the lender directs the mortgage insurer to handle the processing of the loan. Options are:
 - Delegated (*Default*)
 - Prequalification
 - Rate Quote
 - Standard Application

Note: Not all mortgage insurance providers support all of these application types. Please verify with your vendor which options they support.
- **Certificate Type:** Select the option specifying the type of mortgage certificate required. Options are:
 - Both Primary and Pool
 - No Coverage
 - Primary (*Default*)
 - Pool
- **Coverage Plan Type:** Select the option pertaining to the coverage type of private mortgage insurance. Options are:
 - Loss Limit Cap
 - Pool
 - Risk Sharing
 - Second Layer
 - Standard Primary (*Default*)
- **Special Pricing Type:** This field is used for entering a special pricing option or special deal number associated with a certain class of lender loans. This information would be provided by the mortgage insurance provider.

Note: “User-Defined Help” can be used in conjunction with this field.
- **Lender Special Program Type:** This field is used for entering information describing a certain class of lender loans.

Note: “User-Defined Help” can be used in conjunction with this field.
- **MI Premium Rate Plan Type:** Select the option specifying the pattern of mortgage insurance premium rates charged over the life of the coverage. Options are:
 - Back Loaded
 - Level (*Default*)
 - Modified Front Loaded
 - Standard Front Loaded
 - SplitPremium1
 - SplitPremium2
 - SplitPremium3
 - SplitPremium4
 - SplitPremium5
 - SplitPremium6
- **MI Premium Refundable Type:** Select the option that specifies how the private mortgage insurance premiums will be treated if the private mortgage insurance coverage is canceled. Options are:
 - Not Refundable (*Default*)
 - Other
 - Refundable
 - Refundable with Limits

- **Loan Documentation Type:** Select the option that specifies the extent or level of the documentation being collected to process and underwrite the loan. Options are:
 - Alternative
 - Full Documentation (*Default*)
 - No Deposit Verification
 - No Deposit Verification Employment Verification Or Income Verification
 - No Documentation
 - No Employment Verification Or Income Verification
 - No Income No Employment No Assets On 1003
 - No Income On 1003
 - No Ratio
 - No Verification Of Stated Assets
 - No Verification Of Stated Income
 - No Verification Of Stated Income Employment Or Assets
 - No Verification Of Stated Income Or Assets
 - No Verification Of Stated Income Or Employment
 - One Pay stub
 - One Pay stub And One W2 And Verbal Verification Of Employment Or One Year 1040
 - One Pay stub And Verbal Verification Of Employment
 - Reduced
 - Streamline Refinance
 - Verbal Verification Of Employment
- **MI Reduced Loan Documentation Type:** Select the option that specifies the type of reduced loan documentation. This field is only applicable when “Reduced” is selected for the “Loan Documentation Type.” Options are:
 - No Income No Asset
 - No Income No Ratio
 - Stated Income with IRS Format 4506
 - Stated Income without IRS Format 4506
 - Stated Income Stated Asset
 - Stated Asset
- **Request Type:** Select the option to distinguish an original request application for private mortgage insurance from any subsequent requests for the same loan, and from the mortgage insurance response to the order. Options are:
 - Original Request
 - Resubmission
 - Query
- **Relocation Loan?:** Check this box if the loan is part of a corporate relocation program.
- **AVM Used?:** Check this box if an “Automated Valuation” was used.
- **AUS Document Waiver?:** Check this box to indicate that an automated underwriting system is not requiring some or all of the loan information (income, assets, etc.) to be formally documented in the loan submission package.
- **Lender Designated Declining Market?:** Check this box to indicate that the Lender has made the determination that the property is in a declining market.
- **Certificate Number:** If a certificate number already exists on the Mortgage Insurance T&I record, it will be displayed here. This number is assigned by a mortgage insurer to track a loan.

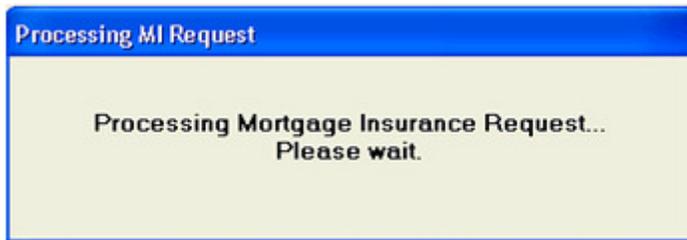
Note: This field will automatically be populated or updated upon successfully processing a mortgage insurance response.
- **Coverage Percent:** The coverage percent entered on the Mortgage Insurance T&I record will be displayed here. This field is used for specifying the percentage of the loan amount to be insured.

- **Duration Type:** This field is used for specifying the duration of coverage provided by the private mortgage insurance payment and is derived from information provided on the Mortgage Insurance T&I record.

Note: If the subject property is a Timeshare or a Condominium Hotel, the applicable value must be selected in the Property Class field on the Loan Property window. The values that are available within the Property Class drop down are defined by the user within Loan Producer Administrator / Maintenance / Property Class. When setting up these values, please ensure that the values are entered exactly as "Timeshare", "Condominium Hotel" or "Condotel".

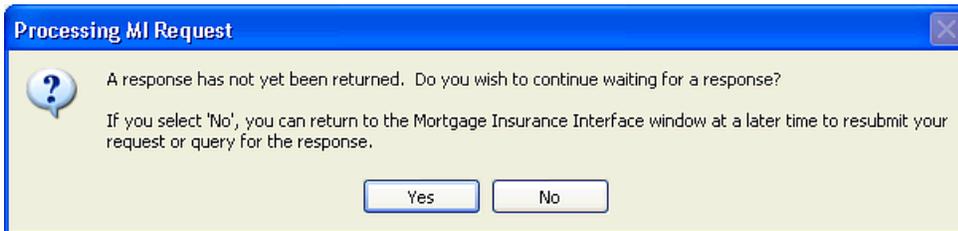
Once you have selected the appropriate options on this window for the loan that you want to order mortgage insurance on, click the Submit button.

The following message will be temporarily displayed while the mortgage insurance request is being processed.



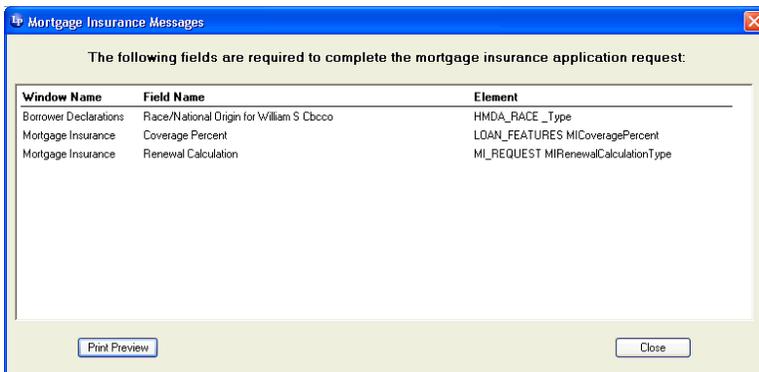
Once the response file has been returned, this message will automatically close and the Results window will be displayed.

If no response is received within approximately one minute, the following message will be displayed allowing you to choose whether or not you wish to continue waiting for a response. If you select "No," you can return to the Mortgage Insurance Interface window at a later time and either resubmit the loan or query for the response.



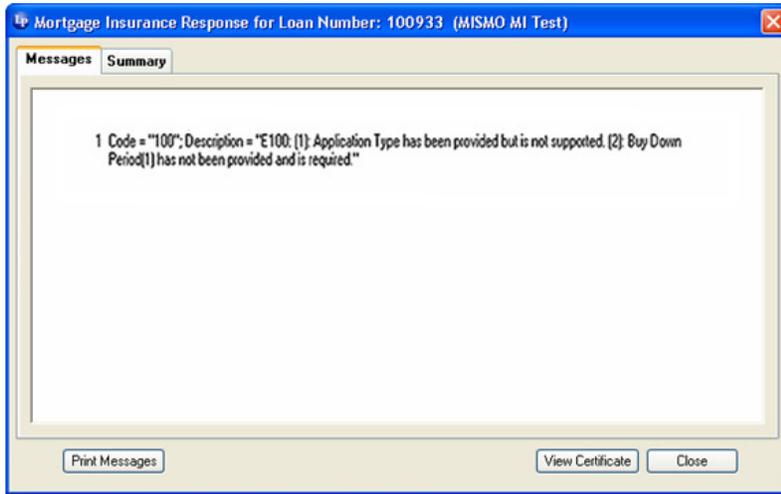
Mortgage Insurance Messages

This window displays a listing of any missing required fields.



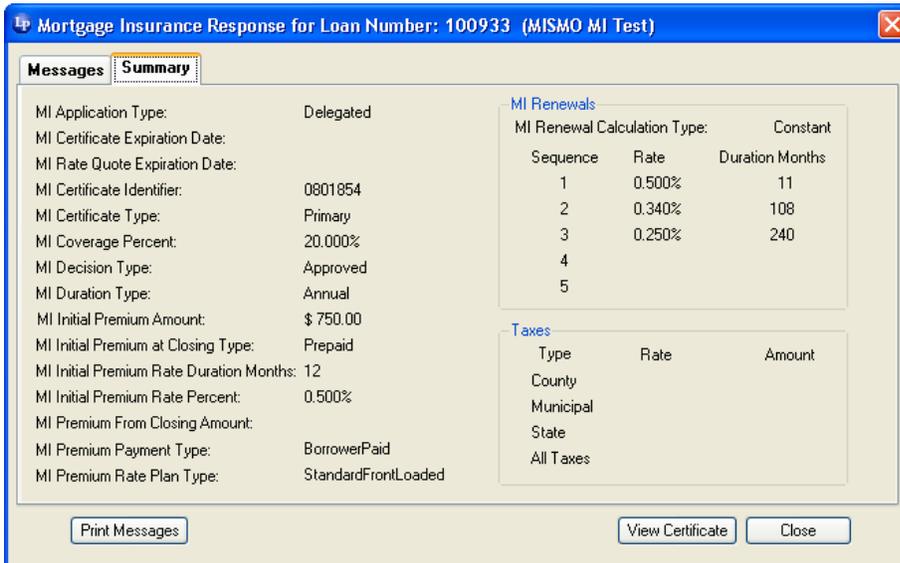
Mortgage Insurance Response

This window displays any messages that are returned by the mortgage insurance provider including status and processing errors.



These messages can be printed by selecting the Print Messages button.

The Summary tab displays certain key pieces of information that were returned in the response file by the mortgage insurance company.



When a "Certificate/Commitment" is successfully returned by the mortgage insurance provider, it can be viewed by clicking the View Certificate button.

Note: The "Mortgage Insurance Certificate" can automatically be written to Radstar[®] by selecting it in Loan Producer Administrator / Radstar Defaults.