LPS DESKTOP®

Operate at maximum efficiency with LPS Desktop's workflow and process management solutions.

LPS Desktop®'s scalable enterprise workflow management application is one of the many innovative technology solutions offered by LPS. With a single, secure, online access point to technology-driven tools that are designed to streamline your processes, LPS Desktop manages your document, invoice and loss mitigation needs online – from loan boarding through REO disposition.

- Eliminate misplaced files
- Increase productivity
- Optimize information sharing
- Minimize lost revenues

Process Management

Ensure that your business is operating at maximum efficiency with LPS Desktop's workflow and process management solutions.

- Automate manual processes for increased productivity
- Link disparate servicing systems to improve communication and increase data accuracy
- Customize decision and workflow engines to conform to your existing or specific business processes
- Create, edit and manage users, workgroups and vendors
- Communicate and report effortlessly
- View process status, from the smallest detail to an aggregated portfolio level perspective
- Enhance performance monitoring
- Minimize duplicate efforts
- Link processes and business units
- Track signature-required documentation

Invoice Management

LPS Desktop's electronic invoice management solutions save time and eliminate errors by automating every aspect of the invoice approval process – from bill presentment and processing to post-payment activities. Full, real-time, online services are available for:

- Foreclosure
- Title
- Inspection
- Property preservation
- Bankruptcy
- Eviction
- REO
- Loss Mitigation
- Litigation

Simultaneously manage many of the unique requirements of processing default-related mortgage invoices with these specialized modules:

- Advance/credit reconciliation
- Final bill management
- Bulk service transfer
- Servicer-created invoice (utilities, taxes, HOA-related, etc.)
- Image attachment of receipt/check/photos
- Integrated communication with provider network
- Online resolution module
- Integrated fee/cost quote
- Electronic payment (ACH)
- Business rule/workflow management module – used to set invoicing parameters
- Client/Servicer/GSE guideline management
- Automated REO invoice management and reimbursements

Invoice Management Flip

LPS Desktop Invoice Management Flip helps REO asset management companies automate invoice management and reimbursements by reducing the need to scan and package invoices and supporting documentation for routing to servicers.

With the application, vendors are able to submit standardized invoices to REO asset management companies. Asset management companies receive the invoices in real time and can automatically "flip" the invoice to the servicer for rapid reimbursement.

LENDER PROCESSING SERVICES

Integration with asset management accounting systems and servicing platforms enables both batch and automated approval of invoices. Pre-established business rules ensure timely payments that adhere to allowable limits guidelines.

Subordinate Lien Management

The Subordinate Lien Management application assists home equity lenders monitor their junior loan portfolios by identifying senior lien foreclosure activity and tracking asset disposition. The application uses the standard LPS Desktop Process Management functionality, workflow and system integration to analyze equity positions and monitor default activity through the conclusion of foreclosure sales to identify and recover any surplus funds.

Subordinate Lien Management protects home equity loan servicers by:
- Identifying senior lien foreclosure activity or asset disposition through public records database searches
- Analyzing the lender's equity position through LPS' Lien Analysis and Analytics
- Monitoring senior lien default activity through the conclusion of a foreclosure sale, including surplus identification and recovery

Tax Management

The LPS Desktop Tax Management application enables servicers to efficiently and promptly pay taxes due on a portfolio and significantly reduce the amount of manual intervention required to process them.

The application automates routine steps in the tax process by aggregating data from multiple systems, and applying business rules to automatically process matched transactions – freeing staff to focus on exceptions.

- Exceptions flow automatically into work queues and are tracked through resolution to reduce the risk of penalties and interest incurred from lost tax bills and missed tax lines. Real-time work queues make it easy

to track productivity, assess priorities and balance workloads
- Aggregated tax data delivered on a single screen to streamline workflow and speed response times
- Automated work queues deliver exceptions to processors according to customized rules
- Consolidated work queue reporting reduces the need to extract data from multiple systems
- All completed work automatically updates relevant systems during end-of-day processing

Management dashboards help uncover potential problems and manage resources:
- State-of-the-art reporting provides a real-time overview of key performance indicators
- Management tax cycle deadlines, staffing needs and cash flow requirements more efficiently
- Dashboards provide processing statistics from multiple sources:
  - Number of tax bills in cycle from servicing platform
  - Open item summaries from both the servicing platform and tax vendor
  - Payment processing exceptions and forecasted tax bill volume

Productivity Driven by Integration

The LPS Desktop middleware solution addresses a key problem inherent in the servicing process. Servicers use multiple legacy systems to run their business processes – systems that oftentimes don't offer the flexibility to handle significant changes in market conditions and extraordinarily high transaction volumes. LPS Desktop expedites servicing processes by acting as a hub between systems and facilitating fast and accurate data transfer. With the renewed process efficiencies created by LPS Desktop, servicers can redeploy resources as necessary in anticipation of changing market conditions and increase transparency for all parties in the process.

Increase your efficiency and productivity today. For a more in-depth look at our leading-edge solutions and for a full product overview, please call **800.991.1274** or e-mail **mortgage.marketing@lpsvcs.com**.

LENDER PROCESSING SERVICES

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