

**Get complete, timely and accurate data for lien releases and assignments with eSearch's automated, paperless, cascading solution.**

## **Cure Data Deficiencies Quickly and Cost-Effectively**

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When lenders and servicers process lien releases and lien assignments, accurate documentation must be filed with local jurisdictions within legislated timeframes to avoid penalties. Not only must documents arrive within a specified timeframe, but they must be complete and include all required elements of information. For many mortgage companies, necessary information is often missing and needs to be submitted before a lien release or assignment can be filed or penalties are incurred.

## **Intelligent Automated Searches**

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**LPS Document Solutions' eSearch™** is a fully automated, paperless, cascading solution that retrieves missing data elements and allows lenders and servicers to successfully create recordable documents. Our cascade model chooses the best method to route a document search order to obtain missing data based on the ZIP code of the subject property and the age of the loan transaction. This routing selection model reduces that processing times and related costs.

Our comprehensive routing methods include searching public and private data repositories and physical jurisdictional searches using our nationwide network of abstractors. eSearch first attempts to retrieve data from repositories of public records databases. If the public repository search is unsuccessful, the system performs an image bank search to obtain a match. In the event that missing information

is unavailable through repository and image bank searches, eSearch places an electronic order with an abstractor, who finds the missing information and returns it electronically. eSearch's repository search success rate averages 60 percent, saving clients valuable time and reducing expenses when filing lien releases and assignments. eSearch orders can be placed on [www.docx.com](http://www.docx.com) by using the order template or can be used in conjunction with LPS Document Solutions' eAssign or eRelease.

## **Instant Public Record Search with IPR**

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Instant Public Record (IPR) searches offer great savings when only mortgage or property data is needed, and that data is located in our proprietary data repository. IPR offers instant online access to mortgage and property data. Simply enter the property address and in just a few seconds results are ready to view and print. IPR can be accessed at [www.docx.com](http://www.docx.com).

Get access to the data you need to file complete and timely lien releases and assignments. Call 888.DOCX.NET (888.362.9638) or e-mail us today at [info@docx.com](mailto:info@docx.com).



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