

FIS Makes Tax Data Available to Originators and Servicers



FIDELITY NATIONAL
INFORMATION SERVICES

FIS has a proven history in providing tax services to mortgage lenders and servicers. These services are integrated with FIS' Mortgage Servicing Package (MSP) to provide further consistency and integrity of tax data.

In today's competitive environment, the accessibility of tax data has become more and more critical to the success of mortgage lenders and servicers. FIS has created a solution to address this need by providing originators and servicers with an automated channel for obtaining tax data earlier in the origination process. The solution is called [Property Tax Direct](#).

Property Tax Direct

Property Tax Direct provides loan originators with automated tax data they can use to establish more accurate escrow accounts. As a result, there is less postclose work required by the servicing department to adjust escrow accounts. All of this ultimately leads to an improved borrower experience during the initial tax-payment cycle.

Servicing departments can further benefit from the use of Property Tax Direct because data elements essential to establishing tax lines can be provided, via integration, from a lender's loan origination system (LOS). These tax line data elements can then be forwarded to MSP during the loan boarding process, thus eliminating the need for any postclose work for establishing tax lines.

Property Tax Direct can be integrated with any LOS, including FIS' [Empower](#)[®], and provides users with the following data elements:

- Agency identification – includes names, payee codes, dates, contact information, address, phone number
- Escrow months to collect at closing
- Tax line detail specific to servicing requirements (MSP)
- Parcel information
- Tax bill information

Leveraging an FIS database, Property Tax Direct returns all available tax information within seconds of the request. For those properties in areas where automated tax data is not available, FIS Tax has designed a service, Property Tax Direct Plus, to provide data on the remaining properties.

Property Tax Direct Plus

Property Tax Direct Plus works in conjunction with Property Tax Direct and is a 100-percent comprehensive tax solution providing critical tax data to the loan origination process for those loans that do not have automated information. Although some manual research is generally required to obtain the most up-to-date tax data, Property Tax Direct Plus returns data for most states within two business days.

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PRESIDENT'S MESSAGE

Dan Scheuble, President, Fidelity National Information Services, Mortgage Servicing division



As you have most likely heard, FIS announced in late 2007 that it would spin off its Lender Processing Services (LPS) division, which is essentially all of FIS' mortgage offerings. We are diligently working through the logistics and federal requirements of this spinoff and expect to have it complete in the second quarter.

With this spinoff, LPS will be 100-percent focused on the domestic mortgage industry. We are very excited about the opportunities we will have to enhance the end-to-end mortgage value chain.

This new company has an incredible model for success. We will have three main areas: origination services, which are cyclical; technology, data and analytics solutions, including MSP, which offer stability and support for growth; and default services, which operate in a counter-cyclical environment. Because of this business model, we believe that we can ensure positive financial results, despite market conditions, and continue to invest in our products and acquisitions that benefit our clients.

We will detail the benefits of this spinoff at the 25th Annual Information Exchange (IE) in Orlando, Fla. I encourage you to attend to hear from executive management as to how the business will work and what new solutions we can offer you. More information about IE can be found on page 12.

A Changing Industry

We operate in one of the most fluid industries. In the last year, more than 150 mortgage companies have gone out of business. The pressures we are seeing from regulatory agencies, state and federal governments, and investors are at a historical high. On the flip side, we have witnessed a refinance wave due to dropping interest rates. FIS has seen its appraisal and title orders increase dramatically in the last two months, and with the increase in Fannie Mae and Freddie Mac limits, we could see 500,000 to 750,000 new borrowers in the conforming space.

While this has potential to further increase refinances, we must keep in mind that because of tighter underwriting guidelines and lower property valuations, even with lower rates, many borrowers are not eligible to refinance. Fallout rates will become a major issue for the industry in the year ahead.

During this uncertain time, FIS is ready to expand our partnership with you to offer solutions that can enhance your productivity and lower your costs. In this issue of *Momentum*, we have articles on our offerings in the tax and data services areas. We also detail our new FHA consulting offering that could prove to be very beneficial for those of you new to servicing FHA loans or those who need a refresher.

I hope you will also find the article on FIS' 2007 accomplishments and deliverables interesting and helpful. Thank you for your support throughout 2007.

Momentum®: News about Mortgage Servicing in Motion is a quarterly publication designed to inform, educate and communicate with clients, prospects and business partners of Fidelity National Information Services' (FIS) Mortgage Servicing division. The goal of the online publication is to provide useful, interactive information about FIS clients, solutions, products, enhancements and business partners, as well as industry issues and developments.

We encourage feedback from our readers. Please send comments to:

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If you are an FIS client and would like to receive *Momentum®* or add a co-worker to the distribution list, please contact Rachel Watkins.

Dovenmuehle Mortgage and Its Subservicing Clients Benefit from MSP's Servicing Capabilities

Dovenmuehle Mortgage, Inc., the largest and oldest subservicing firm in the U.S., manages 325,000 loans for 150 clients nationwide, including commercial banks, thrift institutions, credit unions, independent mortgage bankers, and state and local housing finance agencies. This amounts to Dovenmuehle managing a total principal balance of more than \$50 billion. Dovenmuehle provides an efficient and highly cost-effective alternative to servicing mortgages internally.

Dovenmuehle enables midsize mortgage banking organizations to compete cost effectively by leveraging advanced technology and premier service levels. By offering a total subservicing solution, its clients receive billing and payment processing, customer service, escrow and ARM loan administration, investor reporting and remittance, collections, loss mitigation, default administration, payoff and release services. Dovenmuehle, through its relationship with FIS, offers innovative private-label servicing, remote inquiry access, special loan servicing and other enhancements.

Leveraging the Power of MSP

Dovenmuehle has serviced mortgages on FIS' Mortgage Servicing Package (MSP) for more than 20 years. Because of the large reach of MSP, Dovenmuehle can service all types of real estate loans on behalf of its clients, including first and second mortgages, adjustable rate mortgages, biweekly loans, balloon loans, HUD 235 loans, home equity lines of credit, construction loans, commercial and multifamily mortgages, and other specialized loan products.

"One of the greatest advantages we can offer our subservicing clients is access to advanced technology available for mortgage servicing – MSP," said Bill Mynatt, CEO of Dovenmuehle. "Many of our clients would not be able to service their loans on MSP due to their small size. By retaining us, our clients are able to leverage the industry's best servicing system."

Accessibility of MSP

Dovenmuehle provides its clients with online access to MSP, using its encrypted FTP site for loan-level inquiries. In addition, Dovenmuehle can offer automated daily updates to the client's general ledger system, branch information system and other internal systems. Furthermore, Dovenmuehle is able to provide its clients with a customized Web site that their borrowers can use to access information updated daily on their individual mortgage loans. These individual Web sites are powered by FIS' **Customer CareNet**.

"One of the greatest advantages we can offer our subservicing clients is access to advanced technology available for mortgage servicing – MSP."

Bill Mynatt, CEO of Dovenmuehle

With the private-label subservicing option, Dovenmuehle answers all borrower telephone calls, issues monthly billing statements or coupon books, and generates all follow-up correspondence under its client's name. In addition, with the help of FIS and **TeleVoice**, Dovenmuehle enables borrowers to obtain detailed information via a touch-tone telephone service.

"A servicer needs to have an increasingly large volume of loans to create an efficient servicing operation and to justify the technology spend necessary to succeed," said Mynatt. "We offer the premier servicing solution for small- and medium-sized institutions to subservice through us, so they can benefit from our size and excellent service levels and from the various technologies accessible with MSP."

mSP

ENHANCEMENT REVIEWS

The following enhancements were installed in November and December 2007, and January and February 2008.

Recon 660 Alternate Loans (EN2912, IP 1823, MSP 07-22)

This standard enhancement modifies the private scheduled/scheduled recon 660 investor method to allow reporting for HELOC, HELOC construction and daily simple interest (DSI) loans. This enhancement also enhances recon 660 reporting.

FNMA Alpha Pools (EN3037, IP 1991, MSP 07-41)

This standard enhancement enables the MSP system to accommodate alphanumeric pool numbers for Fannie Mae loans. It was created in response to Announcement 06-13, dated 7/26/06, in which Fannie Mae announced the assignment of alphanumeric pool numbers, once numeric values are depleted.

IRS 1099 Regulatory Changes for 'WHFITs' (EN3054, MSP 07-42)

Per Internal Revenue Service (IRS) requirements, this standard enhancement enables issuers of Ginnie Mae and private pools to report detailed trust information such as interest distribution, investment expenses and non-pro rata partial payments to investors, security holders and the IRS at year end, via forms 1099-INT and 1099-B. This enhancement also removes functionality for reporting via 1041/K1, since it is no longer a valid IRS option.

Thomson File Validation for CICS Drafting (FP5171, IP 1983, MSP 08-01)

This fast-path enhancement enables the MSP system to validate the routing transit numbers you use for processing ACH-drafted payments against the ABA routing transit numbers on the Thomson File. The system automatically updates bank name information for valid routing transit numbers. You no longer need to manually assign bank names.

Report of MPL Applied Escrow Shortages, P-1B8 (FP5174, IP 1644, MSP 08-02)

This fast-path enhancement produces a report each time a modified payment is applied that shorts the customer's escrow account, enabling you to determine if customer contact is warranted due to a short payment to escrow.

Remove ACH Pre-note Days Limitation (FP5173, IP 1995, MSP 08-03)

This fast-path enhancement allows drafts to occur without requiring a 10-day waiting period between the pre-note date and the actual draft date of an Automated Clearing House Association (ACHA) draft.

ELOC Funds Held on Curtailment (EN3042, IP 2009, MSP 08-04)

This standard elective enhancement enables you to place a hold on a borrower's line of credit for the amount of a curtailment when a curtailment is applied. This provides time for check clearing and helps avoid potential fraudulent activity.

Regulatory Changes to Call Report (FP5175, IP 2041, MSP 08-06)

This fast-path enhancement modifies report P-43K (representing schedule RC-N) and report S-51Z (representing schedule RC-C) to enable you to comply with the Federal Financial Institutions Examination Council (FFIEC) bulletin dated 9/11/07, which mandates changes to various call reports. Changes to reports P-43K and S-51Z will be effective with the March 2008 quarterly reporting.

GNMA LIBOR ARMs (Second Installation – Full Functionality) (EN3050, IP 2015, MSP 08-07)

This standard enhancement modifies pool pass-through rate calculations so you can identify and service Ginnie Mae LIBOR ARM pool loans. It modifies the mass loan sales process by enabling the system to check for Ginnie Mae LIBOR ARM program types.

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Property Tax Direct Plus is also an effective tool for providing tax data on foreclosures, bankruptcies and REOs. In addition, Property Tax Direct Plus allows lenders and servicers to perform due diligence on loans within a given portfolio to assess their delinquent tax risk prior to loan acquisition.

Property Tax Direct Plus provides the following data elements:

- Agency identification – includes names, payee codes, dates, contact information, address, phone number
- Parcel number(s)
- Current tax bill amount(s)
- Payment status – paid or delinquent
- Tax impound amount to collect at closing
- Tax line data based on servicing guidelines (MSP)
- Land/improvement data
- Prior-year delinquent tax detail (if applicable)
- Current-year delinquent tax detail (if applicable)
- Identification of third-party liens
- Redemption amounts and good-through dates for all delinquent taxes reported



FIS insures the data obtained via Property Tax Direct Plus for up to \$2,500 per order.

For more information on Property Tax Direct and Property Tax Direct Plus or any of FIS' tax offerings, please contact your MSP Account Director.

FIS' Geof Davies, Marge Ptacek Receive CMB Designation

Ptacek Named 1,000th CMB

Geof Davies, vice president and manager of the SouthCentral PowerCell, and Marge Ptacek, senior consultant in Professional Services, recently earned their Certified Mortgage Banker (CMB) designations. The CMB designation was developed for high-caliber professionals who strive to distinguish themselves as leaders within the mortgage industry. The program examines each segment of the industry and tests an individual's level of proficiency as a mortgage banking professional.

Geof Davies

Geof completed his Certified Mortgage Servicer (CMS) designation in 2006 and then undertook the CMB challenge. Geoff said, "The CMB had a large focus on originations and secondary marketing, which gave me a keener understanding of the industry-related issues impacting MSP clients, especially in the current state of the industry."

Geof joined FIS in 1993, bringing with him more than 10 years of mortgage banking experience.



Marge Ptacek

At the Mortgage Bankers Association's Annual Convention & Expo, Marge took the CMB oral exam, which is the last step to becoming a CMB. Upon completion, the MBA announced that Marge was the 1,000th CMB, marking a milestone in the mortgage banking industry.

Earlier this year, Marge was one of the first two individuals to receive the Master CMS designation. Marge has worked in the mortgage servicing industry since 1987 and joined FIS in 1990. Marge possesses many years of knowledge and multidisciplinary skills across the mortgage servicing spectrum.

FIS Celebrates 2007 Accomplishments

FIS remained committed to its industry-leading technology and customer service in 2007 and finished the year with numerous significant accomplishments. FIS' dedication to superior performance resulted in nine new lenders and 17 clients (including all clients up for renewal) signing MSP contracts. In addition, several lenders signed contracts to service their HELOCs using MSP.

HELOC Functionality

More and more lenders are moving their HELOCs to MSP as part of a growing trend to consolidate lending operations. In preparation for this, FIS has significantly enhanced MSP to provide HELOC lenders with additional product flexibility and risk management. A large amount of resources and development time were committed to enhance HELOC functionality within MSP in 2007, including two large enhancements that enabled card access to HELOC funds and loan segmentation (lines within a loan).

MAGNIFIDE MSP

The second component of FIS' next-generation loan servicing system, MAGNIFIDE MSP, was released in mid-2007. This component included additional collections functionality and the first phase of loss mitigation. MAGNIFIDE MSP: Escrow Analysis Exception Processing is currently in beta testing with three clients. In addition, FIS released a tool to use for reporting, queries and analytics in MAGNIFIDE MSP, called **MAGNIFIDE Business Intelligence**. Both items are in production with multiple FIS clients. Furthermore, FIS developed and successfully executed an internal alpha testing process for MAGNIFIDE MSP that will be used in the development process of all future MAGNIFIDE MSP deliverables.

MAGNIFIDE Web Services (MWS)

MWS activity accelerated in 2007 with 270 million transactions posted for the year. Four new MSP Web services were delivered, along with 10 new versions of existing services. In addition to its adoption by the Fidelity National Financial family of title companies, **Payoff Express** also now is being used by First American to facilitate loan closings. Payoff Express for loans in default was launched to assist clients in preparing foreclosure bidding instructions. As a supplement to monthly reporting, **Credit Bureau Direct** went into production to facilitate the on-demand exchange of trade-line information between mortgage servicers and credit bureaus using Metro 2 industry standards. **Dynamic Loan View (DLV)** was also delivered, providing an automated channel for servicers to make standard mortgage views (loan search, default, escrow and payment) available to authorized third parties on demand via the Internet.



Private-Label Servicing

FIS further facilitated private-label servicing (PLS), subservicing and business process outsourcing by creating the Private Label Servicing Workstation, which tracks PLS-relationship data. This enables private-label servicers to bill their clients for costs incurred for servicing loans, as well as manage internal business processes while also protecting the client brand. Within the PLS Workstation, FIS also added the infrastructure to segment reports and external output files.

Escrow Advances

MSP was updated to automatically fund the payment-clearing account for escrow advances created by disbursements, payments and reversals. The system debits the refund payee and credits the payment-clearing payee for the amount of the escrow advances in the same processing cycle in which the escrow advances occur, easing the escrow advance process.

Increased Data Security

As part of its effort to provide clients with a method to reduce the risk of unauthorized access to customer data, FIS added enhanced options for password configuration and enforcement of password content. FIS modified the RACF password controls to allow for client-defined password configuration options, as each client must now adhere to corporate policies that regulate the password components. Furthermore, MSP now enables lenders to mask sensitive data – such as Social Security and tax ID numbers – on CICS screens and reports, minimizing unauthorized access to sensitive MSP data. FIS is also moving forward with its detailed encryption strategy for all client data.

Compliance

FIS continued to remain compliant with the ever-changing appropriate federal laws and regulations, investing more than 20,000 development hours in 2007. [Click here](#) to review the regulatory enhancements implemented in 2007.

LaserCheck

In mid-2006, FIS announced an action plan for a short-term solution to the hardware and software issues in LaserCheck. In 2007, FIS completed the XP Upgrade, Service Pack for versions 2.2 and 2.2A and Service Pack for new version 2.6. This new functionality:

- Provides the ability to process MSP-downloaded files and on-demand checks with check numbers containing up to 10 digits
- Offers functions on the Windows XP operating system
- Is compatible with Lexmark printer models ST-9530 and ST-9550, Troy models 2300 and 4250, and currently deployed Kyocera printers
- Includes improved password standards

MaxMilion Payments

[MaxMilion Payments](#) was upgraded to certify Aquracy version 4.1.8 with MaxMilion Payments version 1.6.18.2 and higher. In addition, MaxMilion Payments 1.6.18.3 was released with new security requirements and four new fields for the rules engine.

Customer CareNet, Director and Portal

[Customer CareNet \(CCN\)](#) 4.3 and 4.4 were both released in 2007 with numerous enhancements, including a CCN registration indicator in MSP, secure messaging enhancement and additional printer-friendly pages.

[Director](#) 5 Service Pack 5 was also released with additional enhancements and fixes, including a new Loan Finder tool and an improved installation process. New privileges were added to Portal 4.1.7.4, enabling users to create a new sub-administrator role.

Customer Support and Services

FIS further demonstrated its excellence in conversions with a major industry conversion of 1.3 million loans from one industry-leading servicer to another. This represented the largest monetary value in the industry for a loan servicing sale, and FIS completed the conversion in partnership with the two servicers in record time – eight months from start to finish.

In addition, [PowerCell®](#), FIS' award-winning customer service department, was again recognized for its excellence with the Honorable Mention Award for Customer Service Excellence in 2007 from Frost & Sullivan.

Other Items of Note

Each month, FIS completes a number of enhancements at the request of clients. Here is a sampling of those enhancements:

- Interest calculations for payments and payoffs compute using 366 days for any part of the calculation period that falls within a leap year.
- Check reconciliation functionality on all screens, reports and transactions related to check production, allows for up to 10-digit check numbers to be used in reconciliation.
- The MSP private-scheduled/scheduled investor reconciliation method (RECON 660) allows reporting for alternative loans, including HELOCs, construction and daily simple interest. This enhancement provided an option to remit on an actual/actual basis, but report scheduled/scheduled on inactive loans.

Number One on the FinTech 100®

All of this contributed to FIS' ranking as the #1 technology provider in the world on the [FinTech 100](#), sponsored by *American Banker* and Financial Insights.



Time to Learn (or Re-Learn) FHA Loan Servicing

The Federal Housing Administration (FHA), the federal government's largest home finance program, has been helping Americans with poor credit to purchase homes since the Great Depression. In 2006, FHA loans made up only 4 percent of all home loans, down more than 10 percent from the 1990s. As housing prices catapulted, conventional credit became more readily available, nonprime and other innovative loan products emerged, and FHA origination volumes fell significantly.

Current market conditions, including the increasing defaults on nonprime loans, the rate shock resulting from ARM reset figures and the overall tightening of underwriting standards, are renewing the popularity of FHA loans. Many borrowers faced with the reality that they can no longer afford their mortgage payments are refinancing their existing loans through FHA programs.

Servicing an FHA Loan

Servicing an FHA loan is a bit more challenging than servicing most conventional products, as FHA has very specific timelines that must be met. For FHA loans, servicers are required to demonstrate that they have exhausted every option available to keep the borrower in his or her home before foreclosure actions are considered.

While FHA loans are not new, some servicing organizations may never have serviced these loans. Others may have serviced them in the past and their employees may need a refresher to determine if any of the previous requirements with which they are familiar have changed. Also, some organizations might not be using MSP in the most efficient manner to service FHA loans.

As part of its extensive professional services offerings, FIS is ready to assist services in getting your staff prepared for the increase in FHA loans, regardless of current experience level. The offerings can include a mixture of Webinars, as well as more detailed business-implementation assistance, including training and mentoring, depending on your organization's needs.

Webinar

In late November, FIS delivered its first two-hour Webinar on FHA loan servicing. More than 30 clients participated in this Webinar, which discussed the business considerations necessary to adhere to FHA's guidelines and pointed out some of FHA's unique requirements. The Webinar focused on need-to-know information to assist in the deployment of business strategies across all functional areas for servicing FHA loans. Attendees learned about current HUD mortgagee letters, their impact to the servicing operation, and related MSP screens and reports. Business considerations, risks of servicing FHA loans and the system impact in various functional areas also were introduced.

Due to the overwhelming number of inquiries, more low-cost Webinars on FHA loans will be scheduled in the future, based on client requests.

In-Depth Consulting

In addition to the Webinar, FIS has designed a comprehensive consulting approach to prepare companies for servicing FHA loans.

FIS experts will first complete a needs analysis by meeting with you to determine the current state of your operations and the impact that servicing FHA loans will have on these operations. Based on this analysis, FIS will suggest an implementation plan and review those recommendations with you. FIS will work with you to determine the appropriate options available and plan of action that best fits your business needs. Then, we will help you execute that plan.

You can select any or all of the parts of this offering:

- **New-Loan Setup** – covers all areas of new-loan setup, including regulations, system impact, setup requirements, auditing and reports. This is intended for supervisors and representatives from the new-loan setup area.
- **Billing and Reconciliation Process** – covers the servicing of FHA loans following new-loan setup, including FHA regulations and guidelines; processing billing and reconciliation files using MSP; creating a timeline in conjunction with FHA's requirements for day-to-day processing; and establishing business rules for processing files, changes and terminations related to FHA loans. This is intended for supervisors and representatives from the mortgage insurance areas.
- **Investor Reporting** – covers the setup of investor and remittance headers, investor cutoff requirements, and notifications for Fannie Mae and Ginnie Mae reporting requirements. This is intended for supervisors and representatives from investor reporting.
- **Default Reporting** – covers FHA regulations for default servicing and reporting, using the single-family default monitoring system, day-to-day business processes and procedures for FHA loans in default, and using MSP for tracking and submitting claims on FHA loans. This is intended for supervisors and representatives from the default reporting area.

Training and Mentoring

To supplement the in-depth consulting engagements or Webinar, FIS has designed some training and mentoring opportunities. While the training and mentoring options are endless and will be customized to your operation's needs, below are some of the more common options:

New-Loan Setup: New Loan Workstation to include control profiles, loan setup-related MSP screens, control and balance MSP screens and related MSP reports.

Duration: one-half day via iLinc

Target Audience: New Loan Workstation end-users

New-Loan Interface: Additional transactions and field requirements for adding FHA loans via FIS' Electronic Loan Interface (ELI) or your new-loan interface software.

Duration: two hours via iLinc

Target Audience: new-loan interface programmers and New Loan Workstation end-users

MIP Processing: MIP Workstation to include MIP headers, mass and individual MIP payment processing, reconciliation processing, ANP processing, refund processing, HUD Application Advice Facility and related MSP reports.

Duration: three days of onsite classroom training

Target Audience: managers/supervisors and FHA/HUD coordinators/liaisons

Default Reporting and Other Default Functions: FHA-related requirements for default reporting, loss mitigation, letters and notices, outbound calls, property inspections and preservation, and foreclosure.

Duration: one-half day onsite or via iLinc

Target Audience: managers/supervisors and default reporting end-users

Default Claims Reporting: FHA claims and extension filing requirements.

Duration: onsite or one-half day via iLinc

Target Audience: managers/supervisors and default reporting end-users

Payoffs: High-level overview of the Payoff Workstation, including FHA-specific fields; in-depth coverage of FHA-related termination processing for payoffs, service releases and review of related MSP reports.

Duration: two hours via iLinc

Target Audience: payoff and assumption processors

Assumptions: High-level overview of Assumption Workstation, assumption processing and review of related MSP reports.

Duration: two hours via iLinc

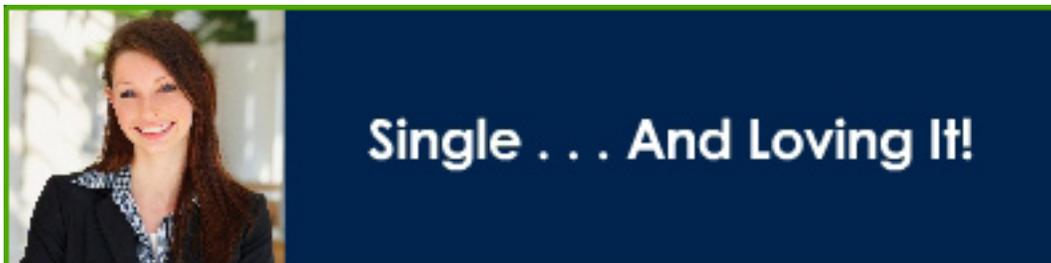
Target Audience: payoff and assumption processors

Investor Reporting: Ginnie Mae reporting requirements, including reconciliation method 540.

Duration: two days of onsite classroom training

Target Audience: investor reporting end-users and coordinators

If you would like more information on any of the professional services offerings for FHA loan servicing, contact your Account Director or e-mail FISMortgageCampus@fnis.com.



When Information Counts . . . FIS Data Services

Quick access to accurate data is critical to your business success. FIS gives you the power to instantly access and accurately fulfill any property information need with data from its real estate information portal.

FIS' data solutions help counteract ever-tightening market margins by providing data products, information and solutions for the appraisal, credit, collections, insurance, lead generation and mortgage industries, among others. In addition to providing access to massive amounts of accumulated data, FIS offers tools that can help you use raw data to identify potential growth opportunities.

With FIS, you are getting data straight from the aggregation source, not through a third-party distributor. FIS owns the database and attests to the reliability of the data provided since it directly collects, converts, updates, expands and verifies it.

By continuously scouring public records across the nation, FIS provides you with instant access to:

- More than 295 million residential/commercial property, ownership, sales and mortgage records
- More than 120 separate data fields per record
- Detailed information on more than 89 percent of U.S. property ownership records in more than 1,600 counties
- More than 575,000 new ownership records added monthly
- Enhanced data from external resources, including public and private schools, crime statistics, demographics, environmental data, comparables and neighborhood trends

Smart Solutions for Quicker, More Efficient Data Access

FIS has created a dynamic user interface that lets you choose from a wide range of sophisticated solutions that tap into the data and provide you with exactly the information you need, on demand and with customized data-delivery services. This Web site, SiteXdata.com, provides the following solutions with complete, accurate and current property information for your specific needs, including valuations, research and analytics.

Property Reports

SiteXdata property reports represent the industry-standard in property reports, with the following data:

- Area map with subject and comparables
- Subject profile
- Deed/transfer history
- Assessment cluster
- Preliminary flood
- Environmental data

Farm Utility

Farm Utility's advanced interactive mapping makes finding the right leads quicker, easier and more cost effective. Simply use your mouse to draw lines around specific area(s) on the interactive map to search, or if you prefer to search by more traditional methods, you can easily do so with two options. You can point and click to define desired lead areas by address, address range, county, ZIP code, city, tract number, Thomas Bros page and grid or parcel number. You are also able to quickly search defined lead areas by radius or address range.

Lead Locator

Lead Locator offers the following information to assist you in improving your business:

- Equity percentage
- Detailed reports with seconds format
- Surname filters
- First-mortgage-only property search
- Current and original loan to value

Comp Locator

Comp Locator is a state-of-the-art, user-friendly comparable search engine that improves quality, saves time and costs less than other tools. You can generate a reliable list of comparable sales without having to rely on cumbersome tools, tedious searches and limited parameters.

Benefits to Mortgage Servicers

The data that FIS offers can have numerous benefits for a mortgage organization. Visit the [SiteXdata](http://SiteXdata.com) Web site for a full list of all its offerings, as well as to sign up for a free trial offer. In addition, FIS can provide this data – the best in the industry – on a custom basis. These services have successfully used this data in a variety of ways.

Appraisal Reviews

When you are refinancing a loan or auditing a file, SiteXdata offers instant access to accurate property information. This enables you to complete a quick appraisal validation and quality assurance, mitigating your risk and streamlining your entire appraisal process.

Collections and Credit Risk Analysis

Reviewing your property portfolio for risk or fraud is essential in today's market. Streamline your credit and collections processes with SiteXdata. With this database, you can research subject and surrounding property data, verify property and ownership information, and review area sales data.

First and Second Loans

FIS has the data that can identify who holds the second mortgage associated with the first mortgage you are servicing. FIS can also do the reverse: identify who has the first mortgage for the second mortgage that you are servicing. This aids in default processes and provides competitive information for future cross-sell opportunities.

Lost Loan Analysis

FIS can analyze a prepaid loan sample to determine why you lost a loan (e.g., refinance, loan sale). In addition, FIS can even determine to whom you lost the loan, as well as other details, including the new mortgage rate or term.

Postclosing

SiteXdata offers data for every step of the life of a loan. You can leverage this database to decrease costs and improve workflow during the postclosing process, as well as throughout the servicing of the loan.

When Only the Best Data Will Do

Contact your Account Director to discuss how you can benefit from SiteXdata's complete, accurate and current property information or to discuss a customized solution leveraging this powerful data.

FIS Completes Year-End Processing

Each year, FIS completes year-end processing on behalf of its MSP clients. This is a resource-intensive project that is a culmination of activities throughout the year. FIS' year-end process enables clients to comply with government regulations and internal reporting requirements by compiling loan information, generating exception and balancing reports, and creating annual statements for mortgagors.

FIS completed and balanced all daily, month-end, quarter-end and year-end processing by 3:30 p.m. on January 1. During this process, FIS processed

more than 38.2 million loans for 84 clients while maintaining normal system access.

Shawn Schossow, vice president, Wells Fargo Home Mortgage, said, "2007 year-end processed seamlessly in a year in which it was business critical, due to a shortened processing window. The planning, effort and support helped ensure a successful close of 2007."

Dan Scheuble's First Quarter Townhall Meeting

In February, Dan Scheuble, president of FIS' Mortgage Servicing division, held a townhall meeting for MSP clients. If you were not able to listen to this call, a recording has been placed on the [PowerCell Web site](#) under "In the Spotlight," for your listening convenience.

During this meeting, Scheuble provided an update on the state of the industry, the LPS spinoff and FIS. George FitzGerald, senior vice president of Product Strategy, then provided a status report on key FIS products.

Congratulations!

PowerCell® recently received the Honorable Mention Award for Customer Service Excellence in 2007 from **Frost & Sullivan**, a global business research and consulting firm.



Playing to Win at the 25th Annual Information Exchange

FIS is hosting the 25th Annual Information Exchange (IE) April 20 – 23, 2008, at the Rosen Shingle Creek Hotel. The theme for this year's conference is *Playing to Win*.

Registration

IE is held exclusively for MSP clients and eligible business partners. Conference information and registration materials are posted on the [PowerCell Web site](#), which you can access with your user name and password. You may also click [here](#) to request a Registration Guide via e-mail. Register today for this exciting conference, and make winning decisions for your business.

Conference Events

On Sunday, April 20, select committees and user groups will meet in the afternoon. That evening, FIS will host the "Preseason" reception in the Solutions Expo, the conference exhibit hall. Take advantage of this opportunity to get a first glance at FIS products and services, talk with business partners and network with other conference attendees.

The Solutions Expo will be open all day on Monday, April 21, and select committees and user groups will meet throughout the day. In late afternoon, FIS will host the Opening Session, where executives will highlight the new LPS company, share accomplishments and provide insight on the product strategy and direction for the remainder of 2008. Following that, join your colleagues in the Solutions Expo for the "Season Opener" reception.

On Tuesday, April 22, attendees can choose five breakout sessions to attend of the nearly 40 unique sessions FIS is offering. Session descriptions are available on the PowerCell Web site and the IE Registration Web site. That evening, women are invited to participate in a fun game of mortgage Bunco®, prior to the conference "Grand Slam" party at Universal Studios.

On Wednesday, April 23, attendees can choose two breakout sessions to attend. At the conclusion of the sessions, FIS will host the conference golf tournament at the Shingle Creek Golf Club, located on hotel property.

Questions

If you have any questions regarding IE, please send them to information.exchange@fnis.com.

PLAYING TO WIN
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