

ids Documenter



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ids **RECOGNIZED AS ONE OF**
MORTGAGE TECHNOLOGY MAGAZINE'S 2013

**TOP
50**
SERVICE PROVIDERS

The Top 50 Service Providers are recognized for their accomplishments in four criteria—continued advancement of technology and services, viable revenue model and value proposition to customers, exceptional customer service and unique impact on the mortgage industry.

According to Mortgage Technology Magazine, achieving this level of excellence takes the right mix of wit, careful planning and flawless execution, not unlike the skills a sly wordsmith employs to solve the craftiest of crossword puzzles—albeit in a much higher-stakes venture.

“International Document Services implemented updates to the user interface of its document preparation software to improve Web browser compatibility and navigation. Draper, Utah-based IDS was the inaugural recipient of the Lenders’ Choice Mortgage Technology Award, which recognizes the technology provider that offers the best customer service, value proposition and overall user experience, as chosen by MT’s Top Tech-Savvy Lenders and Servicers.” Mortgage Technology Magazine

“IDS is thrilled to be recognized as one of the Top 50 Service Providers for 2013,” said IDS Executive Vice President Mark Mackey. “We are pleased to be on the list with many of our partners and other vendors who understand the importance of service, technology and unique business needs in the market today.”

IDS will continue to serve and provide cutting-edge technology to all of our clients, helping them fulfill their unique business needs.

how ids implemented THE FINAL RULE FOR THE ESCROW REQUIREMENTS

under the truth-in-lending act (regulation z)

The final rule for the Escrow Requirements under the Truth-in-Lending Act implemented statutory changes made by Dodd-Frank that lengthened the time for which a mandatory escrow account established for a higher-priced mortgage loan (HPML) must be maintained. The rule exempts certain transactions from the escrow requirements. This rule was effective June 1, 2013.

In order to comply with the changes IDS implemented a setting/variable that identifies creditors that are exempt from this rule. Exempt creditors are those that meet ALL of the following requirements:

- 1 During the preceding calendar year, the creditor extended more than 50% of its total covered transactions, secured by a first lien, on properties that are located in counties designated either “rural” or “underserved” by the Consumer Financial Protection Bureau (CFPB);
- 2 During the preceding calendar year, the creditor and its affiliates together originated 500 or fewer covered transactions, secured by a first lien;
- 3 As of the end of the preceding calendar year, the creditor had total assets of less than two billion dollars (adjusted yearly); and
- 4 Neither the creditor nor its affiliate maintains an escrow account for any extension of consumer credit secured by real property or a dwelling that the creditor or its affiliate currently services, other than
 - A Escrow accounts established for first-lien higher-priced mortgage loans on or after April 1, 2010, and before June 1, 2013; or
 - B Escrow accounts established after consummation as an accommodation to distressed consumers to assist such consumers in avoiding default or foreclosure.

The anticipated escrow audit will pass if all the exemptions are met and if the transaction does NOT have a “forward financing commitment.”

IDS has made sure that its HPML audit fails on Jumbo Loans only if it breaks the new Jumbo threshold (2.5%) and IDS also made sure that HELOCs and investment properties are exempt from the HPML Test.

Within the IDS system we made sure that the following transactions do not require escrows:

- 1 A transaction secured by shares in a cooperative;
- 2 A transaction to finance the initial construction of a dwelling (construction-only escrows are still required on the permanent financing of a construction-perm loan);
- 3 A temporary or “bridge” loan with a term of twelve month or less;
- 5 A reverse mortgage; and
- 6 Transactions involving investment properties

idsDoc TIP

According to the Mortgagee Letter 2013-04, the Federal Housing Administration (FHA) has made a few changes to the Mortgage Insurance Premium (MIP) rates regarding loans that are under or above a 15 year term. All MIPs have been increased 5-10 bps, and will become effective as of June 3, 2013.

In response to these new changes, the idsDoc software has been modified to deal with the new rates. As displayed in the FHA box below, the encircled portion are data entry fields that have been added. If you check **Lookup MI Rates** and have a **Case # Issued On** or after June 3, 2013, then the appropriate Upfront MI%, MI Renewal % and Cutoff Months will automatically be calculated for you. To remain customizable, uncheck the **Lookup MI Rates**.

The screenshot shows a software interface for FHA-related data entry. The window title is "FHA". The interface includes several input fields and checkboxes:

- Upfront MI %:** A text box containing "1.0000" followed by a dollar sign "\$". To its right is a checked checkbox labeled "Link to 902".
- MI Renewal %:** A text box followed by a dollar sign "\$". To its right is a checked checkbox labeled "Link to 1003".
- Lookup MI Rates:** A checkbox that is currently unchecked.
- Renewal Calc Type:** A dropdown menu with a yellow background.
- MI Cushion in Months:** A text box.
- Cutoff Type:** A dropdown menu with "Months" selected, enclosed in a red circle.
- Cutoff Months:** A text box containing "0", followed by an unchecked checkbox.
- FHA Case #:** A text box.
- Case # Issued On:** A text box with a calendar icon.
- FHA Section:** A dropdown menu.
- Previous Endorsement Date:** A text box with a calendar icon.



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