



Bulletin – Release Notes

Date: March 22, 2012
Distribution: LOS Clients
Subject: LOS Version 12.1 Release
Contact: If you have questions, please call 1-888-627-7435.

FIS is pleased to announce the 12.1 release version of Loan Origination Studio (LOS).

Release files, core components, and documentation will be available via the client-accessible FTP site ([secure.mlsclientsupport.com/Publisher 12.1](https://secure.mlsclientsupport.com/Publisher%2012.1)). Additional information, including a more complete list of changes, is included in an Excel spreadsheet (.xls) available for download from the FTP site.

Note: *Publish documentation is also available from the ManageEngine support system (www.mlsclientsupport.com).*

FIS is pleased to announce the new/updated items for LOS 12.1:

-New Third-Party Interface Added to Radian



Radian Mortgage Insurance

LOS version 12.1 features a new interface to **Radian** for Mortgage Insurance (MI) however, if users would like to maintain MI tables for other vendors, LOS can now offer users a choice.

Users will now be able to systematically order MI Rate Quotes and/or Policies directly from Radian through LoanPortal.

The screenshot displays the 'Make Loanportal Requests' interface. The 'Mortgage Insurance' tab is selected and highlighted with a red box. The form includes the following fields:

- Radian** (checkbox)
- App Type**: Please Select (dropdown)
- Previous Request**: (empty field)
- Contact Name**: Tricia Schafer-Petrecz (text input)
- Contact Phone**: (empty field)
- MI Premium Plan**: Please Select (dropdown, highlighted with a red box)
- Request Type**: Please Select (dropdown)
- Cert Type**: Primary (dropdown)
- Renewal Type**: Constant (dropdown)
- Coverage Type**: Standard Primal (dropdown)
- Refundable**:
- Coverage**: [] %
- MI Cutoff**: 78 %

Below the form is a section labeled 'Request Summary'.



Users will see that there is a new dropdown field labeled “MI Premium Plan.” The available MI Premium Plan values for Radian include Deferred Monthly, Regular Monthly, Level Annual and Single Life of Loan.

107852 Anthony, Thomas - [1] Mortgage Search By: Last Name (Primary) PRODUCTION GENERIC LOS Studio

Home Leads Pipeline Process UW Secondary Closer Shipping Tracking Partners Products Reports Setup Administration

My Loans 1008 FHA 203K VA Related Partners Key Dates Loanportal

Screens

Make Loanportal Requests
View/Print Loanportal Responses
Clear Loanportal Data

Make Loanportal Requests

DU Flood Appraisal Credit DocMagic LP Compliance Mortgage Insurance

Mortgage Insurance

+ Radian App Type Previous Request Contact Name Contact Phone
Rate Quote Tricia Schafer-Petrecz

MI Premium Plan Request Type Cert Type Renewal Type Coverage Type
Level Annual Original Request Primary Constant Standard Primary

Refundable Coverage % MI Cutoff 78 %

Request Summary

After MI Services are ordered on a loan, users will be able to view the returned results of their inquiries on the View/Print LoanPortal Responses Screen. Both the PDF and/or XML files will be available to users. The results will populate under Responses Files as links.

Example of LoanPortal Response for Radian

View/Print Loanportal Responses Page refreshes every 30 seconds Refresh Now Turn Refresh Off

Service Orders - View Responses Show Request ID

Requested: 3/19/2012 9:36:57 AM Target: Loan
Reff#: 107852
Status: Complete Service: Mortgage Insurance
Service Request Complete. Vendor: Radian

Response Files
xml 3/19/2012 9:37:08 AM
MIResponse 3/19/2012 9:37:08 AM

Disclaimer: The rate quote provided herein is a quote only and does not constitute an offer of insurance, a commitment of insurance, a certificate of insurance, or a policy of insurance. Provision of a quote does not guarantee that an application will be approved or that insurance coverage will be issued. Rates are subject to change. The rate quote is based on the information you provide; further information may be required in order for a quote to be provided. Quotes do not include any applicable taxes, assessments or fees which may be assessed upon the policyholder by any federal, state or local taxing authorities. Radian is not responsible for, and shall have no liability with respect to, any discrepancy between the rate quote provided herein and the actual rate charged.



Example of xml file when opened by the user

```

- <RESPONSE_GROUP MISMOVersionID="2.3.1">
  <RESPONDING_PARTY _Name="Radian" _StreetAddress="1601 Market St." _City="Philadelphia"
    _State="PA" _PostalCode="19103" />
- <RESPONSE ResponseDateTime="2012-3-19T9:37:06 AM">
  <KEY _Name="RateQuoteDisclaimer" _Value="The rate quote provided herein is a quote only and
    does not constitute an offer of insurance, a commitment of insurance, a certificate of insurance,
    or a policy of insurance. Provision of a quote does not guarantee that an application will be
    approved or that insurance coverage will be issued. Rates are subject to change. The rate quote
    is based on the information you provide; further information may be required in order for a
    quote to be provided. Quotes do not include any applicable taxes, assessments or fees which
    may be assessed upon the policyholder by any federal, state or local taxing authorities. Radian
    is not responsible for, and shall have no liability with respect to, any discrepancy between the
    rate quote provided herein and the actual rate charged." />
  <KEY _Name="MSADescription" _Value="Philadelphia PA (MSAD)" />
  <KEY _Name="OFHEDecliningMarket" _Value="N" />
  <KEY _Name="ApplyDecliningMarket" _Value="N" />
- <RESPONSE_DATA>
+ <MI_RESPONSE MISMOVersionID="2.3.1" MIApplicationType="RateQuote"
  MIRateQuoteExpirationDate="2012-3-19" MICertificateType="Primary"
  MICompanyName="Radian Guaranty, Inc" MICoveragePercent="20" MIDurationType="Annual"
  MIInitialPremiumAmount="1131.60" MIInitialPremiumRateDurationMonths="12"
  MIInitialPremiumRatePercent="0.41000" MIPremiumPaymentType="BorrowerPaid"
  MIPremiumRatePlanType="Level" MIRenewalCalculationType="NoRenewals">
  </RESPONSE_DATA>
  <STATUS _Condition="COMPLETED" _Code="0" _Name="APPLICATION" _Description="Thank you
    for choosing Radian" />
</RESPONSE>
</RESPONSE_GROUP>

```

Example of MI Certificate

Radian Guaranty Inc. RADIAN		Commitment & Certificate of Insurance	
Please deliver to From Tricia Schafer- RADIAN EDI		Today's Date 03/19/12 Branch Phone Number 877 723.4261	
<p><small>Radian, in reliance upon the data set forth below, agrees to the loan (loan) under the terms and conditions of the master policy upon payment of the designated premium. Upon Radian's receipt of the premium together with a copy of this commitment, coverage shall become effective with respect to the loan and this commitment shall be deemed a certificate of insurance.</small></p>			
Insured Lender 00002-000 828 Platinum Test Lender 1601 Market St Philadelphia, PA 19103-		Mail to Lender 00002-000 828 Platinum Test Lender 1601 Market St Philadelphia, PA 19103-	
Borrower Name ANTHONY, THOMAS		Borrower Property 128 SYCAMORE STREET	
Co-borrower Name		READING, PA 19460-0000	
Certificate Number 51864694		Submission Type Delegated	
Loan Base Amount \$ 276,000		Coverage 20.0 % Negative Amortization NO	
Insured Loan Amount \$ 276,000		Renewal Type DECLINING Refundable YES	
Appraised Value \$ 350,000		Plan Code S080417 BORROWER PAID	
Rate, Payment Fixed Rate, Fixed Payment		Loan Term 30 Yrs	
Base LTV 80.00 % Total LTV 80.00 %		0.41% of loan amt 1st 1 year(s)	
Commitment Effective Date 03/19/12		Renewals of 0.41% of balance year 2 thru term of loan	
Commitment Expiration Date 07/17/12		Loan Number 107852	
Upfront Fee \$ 0.00 Premium Due \$ 1,131.00		Total Remittance \$ _____	
Upfront/Assessment/Tax \$ 0.00 Assmt/Tax @ \$ 0.00			
Total Upfront Due \$ 0.00 Total Initial Due \$ 1,131.60		Grand Total Due \$ 1,131.60	
Mail premium to Radian Guaranty Inc. P.O. Box 823225 Philadelphia, PA 19182-3225		Special conditions	
<p>To activate coverage enter the Loan Closing Date here: _____ and mail a copy of this form with the Grand Total Due payment to Radian at the address above.</p>			
Loan servicing change _____ (Name & Address) _____		<p>*** ISSUED IN RELIANCE UPON SPECIAL REPRESENTATIONS *** *** Contact RADIAN's Customer Service Dept for details. ***</p>	



- As previously stated, users can use existing MI plans that they currently use in LOS today in addition to utilizing the new MI tab in LoanPortal.
- Users will also be able to check the status of a request or receive updates to an MI Certificate request by utilizing the MI Query functionality.
- There is an option to select the Request Type of “Resubmission” however, in order to use this selection; users must have previously ordered an Original Certificate.
- If the MI Certificate for a loan has expired and the user submits a request to update that Certificate through LoanPortal, Radian will return a value of “Suspended.” To extend the MI Certificate expiration date, the user must follow the instructions on the PDF and call Radian to have them enter an extension. The user can then submit a MI Query request to pull in the new data.
- If a user decides not to use the values returned from Radian, they can reselect an MI Plan from the Big Picture, which would automatically re-populate HUD Lines 902 and 1003 or they would need to manually override the values on those HUD Lines. The options for the user include either reselecting the MI Plan on the Big Picture or overriding the HUD lines.
- When ordering a rate quote or delegated certificate for the Deferred Monthly and Regular Monthly MI Plans, the MI rate and payment amount will populate and the system will calculate the fee totals. On HUD lines 902 and/or 1003 respectively, users will be responsible for entering the number of months to populate the total MI being collected.
- For Level Annual (collected annually) and Single Life of Loan (collected one time only), LOS will only ingest the rate, not the payment. Once the user specifically enters 12 months, the system will calculate the total payment and the field amount will match the MI Quote or Certificate in order to arrive at the proper amount.
- The following LOS screens have been modified for the new Radian interface: **Big Picture, Key Dates, Loanportal Requests, Tracking Loan Status and GFE.**

Big Picture:

- Mortgage Insurance

Key Dates:

- MI Ordered Date
- MI Received Date
- MI Expiration



LoanPortal:

- New MI tab with dropdowns, fields, etc. .

Tracking Loan Status:

- Mtg Insurance Ordered/Sent
- Mtg Insurance Received/Dated
- Mtg Insurance Company/Individual

GFE:

- HUD Line 902
- HUD Line 1003

Shipping Conditions:

- MI Company
- MI Certification #



MI Rate and Payment Calculations for HUD Line 1003

<< GFE Fees

HUD#: 1003 Block: 809 Description: Conv Mortgage Insurance PIR

Calc Method: 110 - Paid in Reserve-Loan Amt Mos: 0 Rate: 0.7600 % Payment: \$175.43 Total: \$0.00

Declining Balance Drop Rate to: 0.0000 % % in 29 Years

	<input checked="" type="checkbox"/> Use %	Total Amount	PAC Amount	POC Amount		<input checked="" type="checkbox"/> Use %	Amount
By Buyer	100.0000 %	\$0.00	\$0.00	\$0.00	To Lender	100.0000 %	\$0.00
By Seller	0.0000 %	\$0.00	\$0.00	\$0.00	To Broker	0.0000 %	\$0.00
By Lender	0.0000 %	\$0.00	\$0.00	\$0.00	To Other	0.0000 %	\$0.00
Other	0.0000 %	\$0.00	\$0.00	\$0.00			

[Reset to buyer paid at closing](#)

Seller is Responsible for Paying Fee

Finance Excl Conv Excl VA Excl USDA/RHS

In APR Excl FHA FHA Incl FHA Allow

Service Provider Type: 30 - Lender

MI Rate and Payment Calculations for HUD Line 1003 w/12 months entered

<< GFE Fees

HUD#: 1003 Block: 809 Description: Conv Mortgage Insurance PIR

Calc Method: 110 - Paid in Reserve-Loan Amt Mos: 12 Rate: 0.7600 % Payment: \$175.43 Total: \$2,105.20

Declining Balance Drop Rate to: 0.0000 % % in 29 Years

	<input checked="" type="checkbox"/> Use %	Total Amount	PAC Amount	POC Amount		<input checked="" type="checkbox"/> Use %	Amount
By Buyer	100.0000 %	\$2,105.20	\$2,105.20	\$0.00	To Lender	100.0000 %	\$2,105.20
By Seller	0.0000 %	\$0.00	\$0.00	\$0.00	To Broker	0.0000 %	\$0.00
By Lender	0.0000 %	\$0.00	\$0.00	\$0.00	To Other	0.0000 %	\$0.00
Other	0.0000 %	\$0.00	\$0.00	\$0.00			

[Reset to buyer paid at closing](#)

Seller is Responsible for Paying Fee

Finance Excl Conv Excl VA Excl USDA/RHS

In APR Excl FHA FHA Incl FHA Allow

Service Provider Type: 30 - Lender



- **Decision Engine-enabled environments only** – Since the Decision Engine (DE) relies on current MI tables in LPRW to determine qualifying MI payments and ratios, FIS recommends that users maintain current LPRW tables. If users choose to maintain their MI tables in LPRW and a user orders a MI Quote/Certificate through LoanPortal (meaning both sets of MI values are present), the DE will base its calculations on the values returned from Radian. If users choose not to utilize MI tables in LPRW, users should request an MI Rate Quote prior to going to Modeling and Pricing for product selection. As a result, if the product is selected prior to receiving a Radian rate quote, MI payments returned from the DE may not reflect the current value.