

“With the TRID execution approaching fast have you thought about your investors? **IF NOT, WE CAN HELP!**”

### What you need...?

is a valid  
UCD file to  
send to the  
GSEs

### It is important...?

to be able to get  
to the market  
faster and  
smarter than  
your competitors

### How to get you there?



## Tips for Preparation:

- **LENDERS** must be able to speak to every aspect of the forms, loan estimates and closing disclosures to be able to communicate to borrowers.
- **VENDORS & SERVICERS** should be conducting user acceptance testing with lenders downstream service providers to ensure forms are created correctly.
- **SETTLEMENT COMPANIES** need to know both the state and local rules for real estate transactions as well as all the new Integrate Disclosure forms.
- **REAL ESTATE AGENTS** should not be impacted as all forms should be completed during the origination process. The focus should be on helping the consumer communicate and provide necessary information to the lender or mortgage broker.

# Tips for TRID Execution:

- When there is a lender credit present on page 2, the total of the closing cost sub totals in the Borrower paid by type must subtract the amount of the lender credit for the value shown on the summaries of transactions in section K Due from borrower at closing, otherwise the math will be off between the summaries of transactions and the calculating cash to close.
- In Projected Payments table, if there is an Interest Only feature, the words interest only can appear in more than one column. Example if the transaction is a 3/1 ARM with a 5 year Interest Only period, the words interest only would appear in the first 3 columns, the last column would show the P&I at the initial interest rate and the maximum P&I would show the ceiling interest rate for the life of the loan
- Understand your investors requirements, GSEs are requiring the use of the Alternate Cash to Close table and the Payoffs and Payments table, so when creating your Loan Estimate you must understand your investor requirements to use the correct Closing Disclosure Form
- When you have 2 borrowers with different mailing addresses, you will need to put one borrower on page one with their mailing address and then use the addendum to provide the second borrower with their mailing address, only when both borrowers have the same mailing address can you place on the first page. Similar approach to the sellers in a purchase transaction
- If the transaction is a construction to permanent with a single closing, the loan purpose type must be Purchase, the only acceptable values are Purchase, Construction, Refinance or Home Equity Loan, there is an order of operation where Purchase is first, Refinance is next, followed by construction then Home Equity Loan.



## **Actualize Expertise:**

- ✦ For the past 2 years Actualize Consulting has been the lead consultants for Fannie Mae and Freddie Mac in the creation of the Uniform Closing Dataset (UCD) and understanding the impacts of the final rule for the closing disclosure
- ✦ We have used our expertise to create value added tools that will make sending your UCD file to the GSEs easier, faster, and more accurate than anyone else

## **We created a smart data utility that can:**

- ✦ Translates the file into the MISMO 3.3.1 UCD XML file format
- ✦ Validates the data point to the GSE and TRID conditionality details
- ✦ Embeds any closing disclosure PDF into an XML file as required by the GSEs
- ✦ Sends the XML file to the appropriate GSE portal using a message service
- ✦ Exception handling capability provides messaging to identify errors that would cause a file to be rejected by the GSEs



## The Implementation Model

### Data Profiling

- Rapidly and completely inventory all data interfaces as we work with you to resolve all gaps and inconsistencies
- Create the interface catalogue which becomes the basis for the core metadata

### Data Mapping

- Start with MISMO 3.3 as the Canonical Model
- Uses the core metadata as the basis for all inbound and outbound interfaces based on your business use cases and business events

### Integrate

- Identify messaging infrastructure and integrates TransformX into your environment
- Delivers all messaging software within TransformX, creates integration with your other applications, and performs testing

### Implement

- Create a migration strategy and determine data conversion requirements
- Deploy TransformX and provides support through cut over and beyond
- Provides all your training needs



**TRIDenTOOLS:** Keep your loan manufacturing process moving even if your system cannot!

**Closing Disclosure Form Module:**

- ✦ Creates a Closing Disclosure PDF form directly from a UCD XML file
- ✦ Transforms any input to UCD XML through TransformX
- ✦ Embeds Closing Disclosure PDF into the UCD XML

**Loan Estimate Module and Closing Disclosure Module:**

- ✦ Dynamic excel-based loan estimate and closing disclosure forms, providing easy, guided data entry into forms
- ✦ Includes embedded calculations and auto-population/copy of repeated values
- ✦ Provides CSV data extract or, combined with the Closing Disclosure Form Module, a complete data entry to production ready UCD XML with embedded PDF

---

For more information on Actualize Consulting please visit our website:

[www.actualizeconsulting.com](http://www.actualizeconsulting.com)

Or call: Matt Seu            703-727-2356    [mseu@actualizeconsulting.com](mailto:mseu@actualizeconsulting.com)  
Heather Kerns        571-420-4589    [hkerns@actualizeconsulting.com](mailto:hkerns@actualizeconsulting.com)