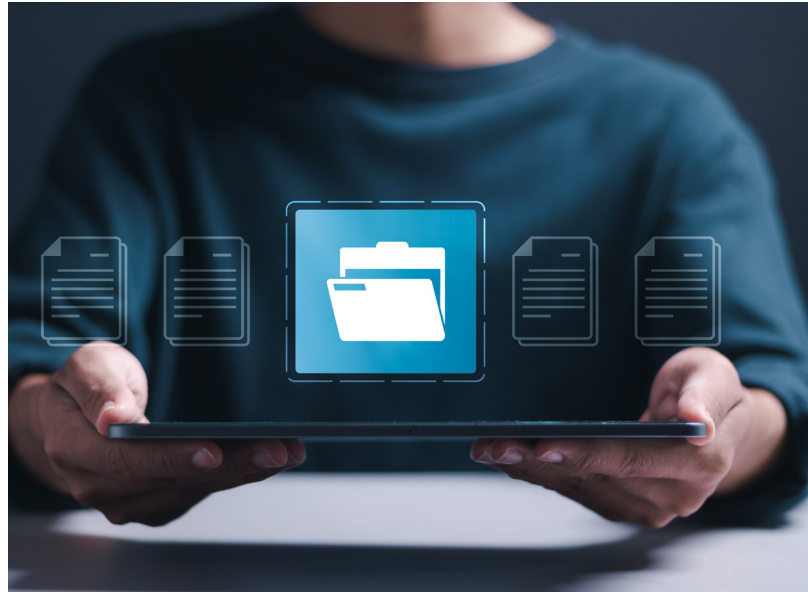


Leveraging MESH Auditor for Whole Loan Sale Portfolio Compliance

Introduction

When considering acquiring a portfolio through a Whole Loan Sale (WLS), it is essential for purchasers to conduct a thorough quality review of the underlying assets. This ensures compliance with various regulatory, agency, and investor requirements. Effective pre-purchase and post-purchase due diligence are critical to the success of the transaction and the long-term sustainability of the acquired portfolio.

MESH Auditor is a powerful tool designed to support these efforts by providing an advanced system to monitor, audit, and ensure compliance with regulatory requirements throughout the entire lifecycle of the loan portfolio.



Pre-Purchase Due Diligence: Assessing Compliance Ahead of the Sale

Before finalizing the acquisition of a loan portfolio, conducting a comprehensive pre-purchase review is imperative. The MESH Auditor platform enables purchasers to evaluate each loan against critical regulatory standards to identify non-compliant loans and mitigate risk.

Benefits of Pre-Purchase Review with MESH Auditor:



Regulatory Compliance Checks:

Ensures compliance with CFPB regulations, agency requirements, state-specific laws, and statutes



Identification of Non-Compliant Loans:

Flagging loans that do not meet the necessary compliance criteria



Remediation Opportunities:

Allows sellers to address and resolve compliance issues before the sale is finalized or removes non-compliant loans from the transaction.



Customizable Policies:

Purchasers can set more stringent compliance rules tailored to their specific needs beyond basic regulatory requirements.

By using MESH Auditor, purchasers can confidently identify and address compliance issues before committing to a loan portfolio purchase.

Post-Purchase Compliance: Ongoing Auditing and Monitoring

Once a portfolio has been acquired, maintaining compliance becomes an ongoing challenge. Mortgage servicers face a complex landscape of over 10,000 regulations, making continuous compliance monitoring a demanding task for operations and compliance teams.

How MESH Auditor Simplifies Post-Purchase Compliance:

Comprehensive Daily Audits:

- › MESH Auditor runs 1,400 rules against every loan in the portfolio daily, covering the full spectrum of regulatory requirements.
- › Unlike random sample audits, MESH applies every rule to the entire portfolio, ensuring continuous monitoring and compliance.

Customizable Internal Policies:

- › Teams can create and implement their own policies, setting stricter compliance targets if needed.

Real-Time Issue Resolution:

- › Immediate identification of failing loans and the ability to address issues as they arise in real-time.

MESH Auditor's automated system significantly reduces the risk of non-compliance by providing continuous oversight and enabling swift action when needed.

Operational Efficiency: Simplified Interface for Compliance Teams

MESH Auditor is designed to streamline the compliance process for operations teams, offering a clear and intuitive interface for effective monitoring and management of regulatory compliance.

Key Features for Operational Teams:

Real-Time Visibility:

- › Easily view loan counts that pass or fail compliance checks.
- › Filter loans by regulator, sort by compliance status, and navigate through different sub-serviced portfolios.

Actionable Insights:

- › Operations teams can quickly identify which regulations are most concerning and take appropriate action on failing loans.

Focused Work Queues:

- › Prioritized work queues allow teams to focus on urgent issues and stay on top of daily compliance tasks, ensuring 100% adherence to regulations.

This user-friendly interface allows teams to efficiently monitor compliance and resolve any issues before they escalate.

Conclusion: Ensuring Compliance and Reducing Risk

Whether acquiring a portfolio through a Whole Loan Sale or managing an already-acquired portfolio, maintaining continuous compliance with regulatory requirements is critical. MESH Auditor provides a comprehensive solution that ensures your portfolio is always aligned with the necessary rules and regulations, reducing the risk of violations or fines and ensuring you remain audit-ready. For more information on how MESH Auditor can help you achieve full compliance and operational efficiency, visit www.mesh-platform.com