



Buy-Backs

A bigger risk than ever with new HVCC regulations

New HVCC regulations effective May 1st, 2009, make it easier than ever to fall prey to buy-backs as a result of violations. While some think they have taken refuge by using an AMC, few are aware that **using an AMC doesn't guarantee HVCC compliance**. AMCs are not held responsible for HVCC violations - *lenders are*.

It's time to regain control. With the right software, lenders can choose their own appraisers, cost-effectively manage the whole appraisal process in-house, and maintain auditable action records. Over 20,000 distinct users rely on Global DMS to ensure compliance at every stage of the appraisal process. **Shouldn't you?**



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Founded 1999

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The background of the page features a large, stylized map of the United States. The map is composed of numerous small circles. Most circles are dark blue, but a significant portion, particularly in the central and eastern regions, are yellow. The text 'TOP SERVICE PROVIDERS' is overlaid on the map. The word 'TOP' is in a large, bold, blue font. 'SERVICE PROVIDERS' is in a slightly smaller, bold, blue font. Below the title is a paragraph of text and the author's name.

TOP

SERVICE PROVIDERS

Each year *Mortgage Technology* magazine names its Top 50 Service Providers. Our four major criteria for inclusion of eligible vendors and service providers on our list are customer satisfaction, functionality, market share and viable revenue model. Demonstrating functional value to lenders is our most important criterion. It is crucial that the providers on our list have satisfied users and show the ability to hold them by keeping those customers abreast of the technology deployed by competing lenders. What makes the list even more compelling this year is that 19 providers that made it this year were not on the list last year.

BY
**ANTHONY
GARRITANO**

ACCESS BUSINESS TECHNOLOGIES

www.myabt.com

Access Business Technologies, headquartered in Folsom, Calif., is a provider of hosted, on-demand software for origination, servicing and pipeline management. Through its flagship product, PowerCore, ABT offers a range of products to help customers improve their processes. ABT's solutions are all made available in real-time and use SAS 70 type II-audited technologies. **Founded in 1999**

ALLREGS

www.allregs.com

AllRegs has been providing product and underwriting guidelines to the mortgage industry for nearly 20 years.

The company continues to be the exclusive provider of product and underwriting guidelines for Freddie Mac and Fannie Mae. In the last five years, AllRegs began to publish manuals, underwriting documents and product manuals. **Founded in 1989**

AVISTA SOLUTIONS

www.avistasolutions.com

Columbia, S.C.-based Avista Solutions has earned a place on the list because it offers a fully Web-based LOS that provides lenders toolsets for wholesale, correspondent, retail and consumer direct lending. In addition, Avista has about 150,000 unique users nationwide. The company has handled over \$506 billion in loan volume, 100% via the Web. **Founded in 2002**

CALYX SOFTWARE

www.calyxsoftware.com

For the past 16 years, Calyx Software has grown to serve more than 27,000 mortgage companies and 275,000 individual loan originators nationwide. The Calyx Solution includes Calyx Point, Point Data Server and WebCaster. Calyx

Point provides secure and automated loan origination by automating the loan application process. **Founded in 1991**

COGENT ROAD

www.cogentroad.com

Cogent Road develops Internet-based applications for the mortgage industry. This year the company launched an e-collaboration product called Business Spaces to enable lenders to move closer to full e-mortgage adoption. The company also offers Funding Suite, which is utilized by more than 30,000 mortgage professionals. The tool helps clients qualify applicants with its Intelligent Credit Report and protect applicant data. **Founded in 2003**

COMPLIANCEEASE

www.complianceease.com

Burlingame, Calif.-based ComplianceEase's flagship automated compliance system dubbed ComplianceAnalyzer is adopted by many state regulatory agencies. With the selection by the Conference of State Bank Supervisors and the American Association of Residential Mortgage Regulators, ComplianceEase developed two specific solutions to facilitate the delivery of information to banking and mortgage regulators and examiners. **Founded in 2001**

COMPLIANCE SYSTEMS INC.

www.compliancesystems.com

Compliance Systems Inc. offers software that documents any type of financial transaction from mortgage, consumer, commercial, deposit and IRAs through a single system that is dynamic and data driven - CSI Intelledocs. CSI's approach is centered around data, data-flow and data management. **Founded in 1993**

DATA-VISION

www.d-vision.com

The Mishawaka, Ind.-headquartered vendor offers capabilities including online originations, instant decisioning and electronic document delivery. Data-Vision

continues to demonstrate its ability to listen to its customers and deliver high-quality technology solutions that meet the needs of today's mortgage market. **Founded in 1993**

DEL MAR DATATRAC

www.delmardb.com

Del Mar DataTrac, San Diego, has added 57 new clients, invested millions of dollars into product development and finished FY 2008 profitable. Additionally, the company has revamped its vender service platform to provide its customers with quality integrations and access to the best-of-breed providers. **Founded in 1991**

DOCUMENT SYSTEMS INC.

www.docmagic.com

Document Systems Inc., Carson, Calif., offers its flagship loan document production system, DocMagic, as a Windows-based system that allows fully compliant mortgage loan document packages with remote document printing through the Internet or via fax as well as paperless solutions. The company also offers LoanMagic, which includes e-commerce functions, loan comparisons, marketing campaigns, financial calculators, etc. **Founded in 1988**

DOCUTECH CORP.

www.docutechcorp.com

DocuTech, Idaho Falls, Idaho, offers ConformX, a Web-based solution that generates compliant closing documents from any Internet connection. ConformX creates document packages based on information from the LOS. Every data field is automatically populated according to the customer's business rules. The Web-based service, can be used as a desktop tool. **Founded in 1991**

DOCVELOCITY

www.docvelocity.com

DocVelocity employs the paperless/digital document management technologies created through years of development

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and millions of dollars in investment by Flagstar Bank, and with the involvement of Capsilon Corp. The vendor makes these tools available to mortgage originators online with no upfront investment. **Founded in 2007**

DORADO CORP.
www.dorado.com

Dorado's LOS is a Web-based Software as a Service model based on a service-oriented architecture. The Dorado Enterprise Lending System was among the first to give lenders access to a fully realized Software as a Service model. Dorado counts among its current customers many of the leaders in mortgage lending. There are approximately 360,000 lending professionals with access to Dorado systems. **Founded in 1998**

DRI MANAGEMENT SYSTEMS INC.
www.drifdefault.com

DRI Management Systems Inc., Newport Beach, Calif., has been a provider of mortgage servicing software for over 24 years. Longevity aside, DRI calls several of the top servicers clients. DRI's The Default Solution enables companies to minimize the need for traditional levels of personnel to service defaulted loans. **Founded in 1984**

ELLIE MAE
www.elliemae.com

Ellie Mae has a diverse revenue model with a product and service offering that includes loan origination software, an electronic transaction platform, EDM and Web portals. Ellie Mae is inter-connected with over 2,000

individual entities providing access to over 90,000 settlement service providers and lenders. **Founded in 1998**

ELYNX
www.elynx.com

The company touts that it has the most widely used network for electronic document communications services with integrated product capabilities including electronic document delivery, electronic signature, electronic folders, paperless fax and paper fulfillment. In addition, eLynx launched a full e-closing room for e-mortgage ready lenders. **Founded in 1994**

ENCOMIA
www.encomia.com

Houston-based Encomia enables mortgage lenders to more efficiently originate

Do your employment verifications look like **THIS?**

If so, your company could be at increased risk of buy-backs

Now more than ever, as unemployment continues to rise, thorough verification of employment is critical to ensuring loan quality.



At Rapid Reporting, we verify employment *and* validate the employer. With verifications in as little as 24 hours, we offer not only the fastest, but also the most reliable, consistent, auditable and cost-effective way to protect your company from buy-backs due to employment fraud. We even offer voice recordings of employment verifications for added accountability.



Accurate income, identity and employment verifications by a third party – at record speed



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VERIFICATION OF EMPLOYMENT

INSTRUCTIONS: Complete this form to make a record of your contact with the applicant's employer

APPLICANT: Bob Jones
 PROPERTY ADDRESS: 24 Main St
 LOAN NUMBER: 687000

Name of Employer: Bens Plumbing
 Telephone Number: 355 508 2112

Did you verify the employer's telephone number from a directory listing? () YES (X) NO

Name of person contacted from personnel department, or applicant's supervisor:
 Name: Jenn
 Title: _____

Is the applicant currently employed? (X) YES () NO
 Is continued employment likely? () YES () NO
 Did the employer confirm applicant's earnings? () YES (X) NO
 Is any overtime or bonus likely to continue? () YES () NO

Date of Hire: _____
 Employee Number or SS# 2 YRS

Check here if the employer refused to confirm employment ()

Comments: _____

Date of Contact: 10-10-08
 By: JAINIE
 Employee Signature: _____

COVERSTORY

loans through the large-scale enablement of electronic mortgage transactions. The company's technology is delivered through the implementation of the Encomia e-mortgage solution, a scalable tool kit for full e-mortgage deployment. **Founded in 1999**

FIRST AMERICAN INFORMATION SOLUTIONS GROUP

www.firstam.com

First American's Information Solutions Group provides technology, property information, risk and performance data and analytics and outsourced services. The group maintains the country's largest real property data repository. It covers 98% of all U.S. ZIP codes. The company does AVM cascades, fraud prevention, risk modeling, analytics, servicing, default management, BPOs, doc prep, REO management, outsourcing, etc. **Founded in 2007, dates back to 1889**

FISERV INC.

www.fiservlendingsolutions.com

Fiserv is committed to promoting the value proposition of e-mortgage processing. Fiserv has integrated e-mortgage functionality into itsLOS systems. On the servicing side, Fiserv has made mortgage and consumer lending back office consolidation possible through the expansion of its Loan Servicing Platform. Using the platform, servicers are able to support consumer loans and mortgages. **Founded in 1984**

GLOBAL DMS

www.GlobalDMS.com

The Lansdale, Pa.-based firm touts that over 1,000 appraisal firms, appraisal management companies and lenders employ the company's Web-based software solutions. MARS, or MISMO Automated

Receive Station, is the company's newest technology that allows users to extract, export and analyze any part of a PDF document. **Founded in 1999**

HARLAND/INTERLINQ

www.harlandfinancialsolutions.com

Atlanta-based Harland Financial Solutions offers technology to over 6,000 financial institutions. The company was recently acquired by M&F Worldwide, whose Clark American unit is a leading check printer. The E3 Web-based platform features integrated business process management and connectivity across the mortgage supply chain. **Founded in 1923**

HEART FINANCIAL SERVICES

www.HeartFinancialServices.com

Northbrook, Ill.-based HEART Financial provides outsourced home retention services. In the past year, HEART Financial Services has handled over 350,000 mortgage loans on behalf of servicers and investors with a successful modification rate in excess of 40% of those borrowers with whom it made right party contact. HEART Financial Services offers loss mitigation services to prevent foreclosure. **Founded in 2007**

IBM

www.ibm.com

IBM continues to integrate its technology assets to develop a technologically advanced lending platform in the mortgage industry. Key functionality delivered by the IBM platform includes: a paperless processing environment leveraging structured data, workflow that enables task automation, configurable solution models and rules-driven processing models, etc. **Founded in 1896**

INTEGRATED MORTGAGE SOLUTIONS

www.imstoday.com

Integrated Mortgage Solutions is the

collateral protection resource for the mortgage servicing industry, offering asset management and REO services, loss draft, inspections and preservation, hazard claims processing, property repair, loss mitigation and consulting services. **Founded in 2000**

INTERTHINX

www.interthinx.com

Interthinx, Agoura Hills, Calif., touts that it has over 1,100 customers. The risk mitigation, fraud prevention and regulatory compliance tools access proprietary data that includes over 10 years of mortgage fraud related data gathered and stored in its own National Fraud Protection Database. The company also has application data from millions of loan applications systematically captured into the Interthinx database, plus nearly 200,000 reviews on TPOs. **Founded in 2005**

ISGN

www.isgn.com

ISGN provides technology solutions, advisory services and process outsourcing in the residential mortgage industry. ISGN's subsidiary companies include MortgageHub, the creator of the industry's first Web services platform, and Dynatek, the first client-server LOS. ISGN is also the parent of Inuva, which provides knowledge process outsourcing and application software consulting. The company continues to acquire more assets. **Founded in 1998**

KROLL FACTUAL DATA

www.krollfactualdata.com

Kroll Factual Data has been gathering and analyzing data since 1985. The company employs experts who take this data and turn it into easy-to-read reports for clients. In 2006, the company began building its own proprietary risk assessment services that have helped clients save money by not entering into fraudulent or misrepresented loans. **Founded in 1985**

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LENDERLIVE NETWORK INC.

www.lenderlive.com

LenderLive Network Inc., Denver, provides business process outsourcing and technology services to the single-family residential mortgage industry. The company enables its clients to outsource any or all of the mortgage origination process, including loan origination, processing, underwriting, closing and post closing services. LenderLive provides a customized and scalable solution. **Founded in 1999**

LENDER PROCESSING SERVICES

www.lpsvcs.com

Jacksonville, Fla.-headquartered Lender Processing Services provides origination (Empower, RealEC, ClosingStream), servicing (Mortgage Servicing Package, LPS Desktop, RediMod/ RediRefi) and default (LPS Desktop) technology. LPS provides integrated mortgage technology solutions across the mortgage continuum, and the company's solutions are used by the top 50 banks and mortgage companies. **Founded in 1968, launched in 2008**

LOAN-SCORE DECISIONING SYSTEMS

www.loan-score.com

Loan-Score offers a suite of modular decisioning solutions. Among them are an enterprise-class AU engine, a product and pricing engine, a portfolio analysis engine and production-facing Web portals. The Irvine, Calif.-based company just launched a walk before you run program to allow lenders to start small and adopt new pieces as the need arises. **Founded in 2000**

MAVENT

www.mavent.com

The Mavent Expert System has conducted more than 25 million reviews. Mavent recently launched its enhanced License Verification & Monitoring Service, designed to provide financial institutions

The next evolution in Loss Mitigation...



HEART Financial Services

The HEART difference is what you need to take your Loss Mitigation Services to the next evolutionary step:

- HEART has processed nearly HALF A MILLION modifications to date using our own cutting edge technology and leading third-party platforms.
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877-6-HEART-8 | www.heartfinancialservices.com

with the necessary controls to ensure all parties involved in a mortgage transaction are appropriately licensed and authorized to originate or broker a particular loan. .
Founded in 2000

MORTGAGEBOT

www.mortgagebot.com

Mortgagebot's PowerSite point-of-sale technology offers users an integrated mortgage channel solution for taking mortgage applications via the Internet, in the branch or call center; or through professional loan officers. Mortgagebot also offers Mortgage Marvel, a free mortgage shopping website that delivers anonymous, real-time mortgage quotes.
Founded in 1997

MORTGAGE BUILDER SOFTWARE

www.mortgagebuilder.com

Mortgage Builder has been in business over 10 years and has experienced profitable, steady growth since inception, currently generating \$1.5 million in revenue. Mortgage Builder, Southfield, Mich., has experienced a zero customer failure rate and an extremely low employee turnover rate. Mortgage Builder was the first mortgage technology company to develop a Linux-based LOS.
Founded in 1997

MORTGAGE CADENCE

www.mortgagecadence.com

Mortgage Cadence Orchestrator and its complementary suite of solutions, provide data-driven workflow automation and seamless integration across the enterprise to help lenders from origination, processing, underwriting, and closing through secondary marketing. The solutions provide both forward and reverse lending automation - as well as support for multiple lend-

ing channels. **Founded in 1996**

MOTIVITY SOLUTIONS INC.

www.motivitysolutions.com

Motivity Solutions is a business intelligence vendor based in Greenwood Village, Colo. The company's Movation application connects to the lender's disparate systems and pulls all relevant data into one location. From there the system has established objective criteria by which data quality can be recorded and measured. The system also offers risk mitigation functionality.
Founded in 2006

OPENCLOSE

www.openclose.com

West Palm Beach, Fla.-based OpenClose Solution's flagship product, OpenClose, presents lenders with one system to automate every key back-end operation from origination to secondary marketing support. The company recently bought the assets of LION Inc. to flesh out its offering. Included in the platform is a banking operations core LOS, providing support for underwriting, closing, post-closing, secondary marketing, funding, shipping and reporting. **Founded in 1999**

OPTIMAL BLUE

www.optimalblue.com

Optimal Blue is a pricing automation vendor that substantiates that it consistently has more than a 99% accuracy rate. As an ASP-based technology, clients can access Optimal Blue from anywhere. In addition, the system can take loan data and deliver the set of products the borrower is eligible for alongside the products the borrower is not eligible for and why.
Founded in 2002

OVERTURE TECHNOLOGIES

www.overturecorp.com

Overture Technologies offers decisioning and re-decisioning technologies that can be used throughout the various stages within the mortgage

value chain. Mozart for Special Servicing helps servicers and servicing divisions to achieve the right loan modification option the first time. Mozart for Acquisitions can be used by investors and lenders buying, selling, or managing-and-reporting owned pools of mortgages. Finally, Mozart for Originations, is the company's automated underwriting system. **Founded in 2000**

QUESTSOFT

www.questsoft.com

QuestSoft, Laguna Hills, Calif., offers: Compliance EAGLE, which combines components of mortgage lending compliance into a single system; HMDA RELIEF, which takes a lending professional through the entire HMDA process; and Instant Geocoder, which has address verification and census tract lookup capabilities. Lastly, CRA RELIEF provides banks with a tool to automate the compilation and reporting of CRA data to regulatory agencies that monitor banks. **Founded in 1995**

RAPID REPORTING VERIFICATION CO.

www.rapidreporting.com

Rapid Reporting, Fort Worth, Texas, offers a program to authenticate Social Security numbers by comparing subject-provided information directly against the Social Security Administration database. Rapid Reporting's core offerings are IncomeChek, an income verification tool, and DirectChek, which verifies identity and is compliant with the USA Patriot Act. The products operate over a secure Intranet, Web-based portal. The company's newest product is called EmploymentChek, which is a third-party verbal verification of employment. **Founded in 1998**

REVERSE MORTGAGE SOLUTIONS

www.rms-nav.com

Since its inception, Reverse Mortgage Solutions has become the largest private-

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ly-held subservicer of reverse mortgages, boarding in excess of 26,000 loans to date. Last year, Standard & Poor's Ratings Services, in its first rating of RMS, gave the company one of its highest rankings for a mortgage servicing operation. **Founded in 2007**

SIGNIADOCs

www.SigniaDocs.com

Headquartered in Houston, SigniaDocs is a national e-mortgage solutions company supporting legally compliant SMART Doc and e-signature standards, as well as offering a full Web service platform for electronic document collaboration and e-mortgage processes from e-disclosure, e-processing, e-closing, e-vaulting, to e-modifications and e-delivery. SigniaDocs touts that it offers a complete e-mortgage solution. **Founded in 2004**

SOLIDIFI

www.solidifi.com

Solidifi is a provider of collateral valuation, risk management and data analytic services to the North American mortgage industry. Solidifi provides mortgage lenders, professionals and third party service providers with a flexible service platform for procuring collateral valuations from marketplace vendors and appraisers, with complete transparency and data. **Founded in 2004**

SOLLEN TECHNOLOGIES

www.sollen.com

Sollen's products and services allow two-way communications that relay pricing information with technology. Lenders and originators alike benefit from improvements in the office workflow processes. Sollen has consistently retained a customer base of more than 100 customers. The technology includes automation for loan searching, product validation, loan level pricing and locking on the Web or in a desktop application. **Founded in 1999**

TAVANT TECHNOLOGIES INC.

www.tavant.com

Tavant combines point-of-sale and loan origination systems based on Tavant's Enterprise Lending Platform and a complete range of IT services with deep domain expertise across the mortgage lifecycle from point-of-sale to default management. Tavant is an expert in service-oriented architectures. It uses this expertise and its component-based platform to work with lenders on solutions that leverage existing IT system investments. **Founded in 2000**

TITAN LENDERS CORP.

www.titanlenderscorp.com

Titan Lenders Corp., Denver, is an outsource provider of back office fulfillment services. Titan's proprietary Cerberyx platform helps lenders achieve loan file compliance and its fulfillment protocols ensure that loans move toward their investor destinations without delay or unexpected outcome. The company has drawn attention to liquidity issues related to the decline in warehouse line availability, and launched a platform for new entrants to operate as warehouse lenders. **Founded in 2007**

VIRPACK

www.virpack.com

Vienna, Va.-headquartered VirPack's Enterprise Center (EC) application supports a paperless loan process from the point-of-origination through post closing and investor delivery. EC is a Web-based system built on Microsoft's .NET framework that supports a hybrid document environment and eases the transition from paper-based processes to an e-document world. New functionality in the platform includes: multi-layered security and access control at a loan, document and user level, secure Web-based document upload, customized views for users and groups, notifications and real-time status and audit reporting. **Founded in 1995**

WAVE ESIGNSYSTEMS

www.esignsystems.com

The eSign Transaction Management Suite from Wave eSignSystems, Lee, Mass., enables mortgage companies and mortgage related platforms to manage paperless business processes and transactions entirely online since 1999. The application is a fully integrated solution from document creation (or through third-party document provider) through long-term record retention- the e-vault. In addition the eTMS protects the signed document from tampering and alteration. **Founded in 1999**

WOLTERS KLUWER FINANCIAL SERVICES

www.wolterskluwerfs.com

Minneapolis-based Wolters Kluwer Financial Services provides regulatory compliance and operational risk management solutions. Noted Wolters Kluwer brands include Bankers Systems, Desert Document Services, PCI and VMP Mortgage Solutions. More than 75% of mortgage loans closed in the U.S. are documented with one of WKFS' solutions. Also, 97 of the top 100 U.S. lenders use one or more WKFS compliance analytics solutions. **Founded in 2006**

XEROX MORTGAGE SERVICES

www.xeroxmortgageservices.com

Xerox Mortgage Services, Atlanta, provides electronic document collaboration through its BlitzDocs Collaboration Suite. This on-demand, Software as a Service solution allows mortgage participants to convert a paper-intensive process into an electronic process through a collaborative electronic loan folder from the point-of-origination through post-closing. The e-folder enables a network of mortgage participants, secure and immediate, simultaneous, online access to loan documents, status, conditions and more, all in real time. **Founded in 2000** 