



**Credit Information Systems**

# **Underwriting / Closing**



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## **Undisclosed Debt Monitoring (UDM)**

Don't miss a thing. By using our Undisclosed Debt Monitoring (UDM), you will receive early alerts as we monitor your applicant's credit inquiries from the first credit pull all the way to closing. It's just one more way to offer assurance for investors.

### **UDM:**

- Streamlines underwriting and quality control (QC) efforts.
- Supports Fannie Mae's Loan Quality Initiative.
- Ensures all bureau reported consumer liabilities are accounted for prior to the loan closing.
- Get ahead of new consumer debt.

### **UDM alerts allow you to:**

- Be proactive rather than reactive.
- Enhance the quality of your new mortgage loan originations.
- Address issues early rather than a few days before closing.
- Eliminate loans sooner to reduce processing costs.

**Questions? You're our priority – call us at 800-782-9094 for answers.**

We're here to help, Monday through Friday, 8 a.m. – 5 p.m. CST.



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## **Check Up • Refresh Credit Reports**

After all the time and care you've taken to ensure your applicant's loan is completed and delivered smoothly, you don't want anything to derail it as it pulls into the station. Check-Up, or Refresh Credit Report, is a soft-pull credit report that ensures no new debt or inquiries have appeared that might affect your applicant's ability to repay the loan. And, it is also used to see if any accounts have become delinquent or if a collection has been added to the file.

This quick-and-easy recheck of debt-to-income ratios supports the Fannie Mae Loan Quality Initiative (LQI), are pulled days before closing and are compared to the applicants original Tri-Merge credit report.

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## Employment Verifications

Improve efficiency and productivity by using an outside source for required verifications.

- The Work Number (Equifax) quickly validates this with automated income and employment verification product, utilizing Day 1 Certainty services from Fannie Mae.
- Verification of Employment by Credit Information Systems is a verbal verification of the applicant's employment direct with the applicant's Employer.

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## ADV120

The ADV report analyzes the risk identified from an application for a mortgage. Property, consumer, and corporate information is sourced within fraud detection guidelines to reduce fraud risk.

- The ADV is a single report on the fraud risks identified within the mortgage application.
- Covers the elements required by secondary market investors with alerts against key loan data including: Applicant ID, MERS Liens, Occupancy, SFR Ownership, Employer ID, Property Information, Neighborhood Factors, Watch Lists, FEMA, and Summary of Findings.

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