

eLending Services eVault



Deliver Loans Faster to the Secondary Market

Speed is Everything.

Real-time access, delivery, storage and control of loan file documents

eMortgages are big news these days, and the necessary technology to effectively store and transfer electronic original documents can be daunting. The Fiserv eVault makes it easy, with everything you need to store, maintain and transfer electronic loan files –whether they’re first mortgages, home equity, or consumer loans.

You can share documents internally and with external partners, such as your warehouse lender, document custodians, or auditors. Our extensive integration with the MERS® eRegistry supports the complete eMortgage lifecycle, including vault-to-vault transfer through MERS® eDelivery. Delivering loans to investors, servicers and sub-servicers is simple and swift.

Accelerate loan production cycles and reduce loan delivery costs

The Fiserv eVault balances the secure storage of your electronic original assets with multiple levels of access rights and the ability to exchange these assets with your trading partners. With the Fiserv eVault, you can:

- Streamline post-closing, custody and delivery processes
- Manage and store documents and data in a secure, online hosted solution or a deployable, networked repository
- Save warehouse line funding costs and other overhead by delivering loan files faster to investors and servicers
- Reduce shipping, delivery, storage and manual paper handling costs
- Allow instant online access to loan files across multiple locations and business partners
- Delegate activities and access to document custodians and warehouse lenders
- Improve document tracking and reporting with real-time document receipt and audit trails
- Track loan, servicing or custodial transfers with a robust audit trail

Deliver. Collaborate. Close.

Real-time electronic loan file data and document access, verification, management, control and transfer

Secure, instant access through a Web browser or integration with proprietary lender systems

Seamless data migration between business processes and trading partners

Transfer and register current and historical ownership and servicing rights

Provides an audit trail and tracks transfer activities

Supports ESIGN and UETA legal and regulatory best practices

Integrated with the MERS® eRegistry

Supports MISMO eMortgage standards

Maintain the integrity of your electronic assets

Whether you are planning to close loans electronically in a pilot or implement eMortgages as a new business process across all channels—and whether you portfolio all your loans or sell them into the secondary market—preserving the integrity and authenticity of your electronic documents is critical. The Fiserv eVault provides the means to safely store, access and transfer your electronic assets, including the special attention needed for transferable electronic records (eNotes and other collateral documents).

Supporting the required legal best practices for maintaining ownership, control and enforceability of transferable records, the Fiserv eVault can be used for the storage of any electronic contract and contract-related documents. It supports multiple lines of business including mortgages, home equity and consumer loans.

With the Fiserv eVault, you can easily and securely maintain your documents, and all of the associated information about the documents, loan file and related secondary market transactions. Document tracking and reporting comes easily on-demand, especially with the use of data-rich SMART Documents.

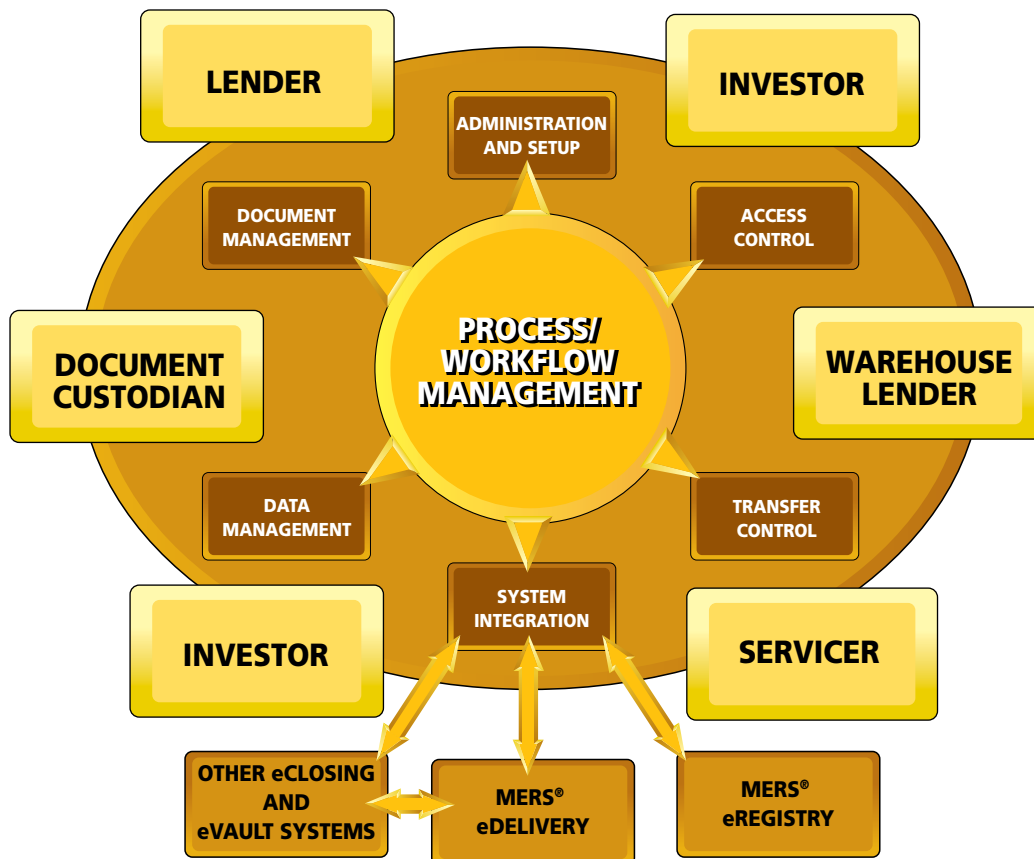
The eVault is designed with the tools you need, like manually or automatically checking audit information such as the electronic document's tamper-evident seal—including the means to cross-check the document seal with external registries like the MERS® eRegistry.

Safeguard and control access to documents and data

In addition to the closing and funding benefits, you're probably moving toward electronically signed documents for the ease of sharing them among the parties involved post-closing. The eVault supports this convenience but also provides the essential ability to control access to these assets at the user, workgroup and institution level. Whether it's your internal servicing staff, your auditors or your document custodian, you'll reduce time and effort by providing employees and business partners access to the right document at the right time.

The Fiserv eVault gives you the power to maintain your current processes by providing copies of your electronic originals for day-to-day tasks such as loan auditing, account research and customer requests. Adding trailing or other documents to the loan file is easy, and the eVault will soon support both electronic signing and electronic recording processes. Viewing, printing, downloading and removing documents is effortless and, for more streamlined workflow, the eVault can be integrated with your existing imaging system. For additional convenience, you can import and export documents to and from external sources.

An eVault for all your internal and external file sharing needs



Reduce operating costs across your supply chain

If you sell or buy loans on a whole loan or ownership/servicing rights basis, the Fiserv eVault helps you conduct business faster. The Fiserv eVault enables lenders, investors, servicers, document custodians and warehouse lenders to support paper-based and eMortgage processes. It provides a secure online repository for real-time access, delivery, storage and control of loan file data and documents. It saves physical document storage and handling costs and allows you to manage and track the ownership and servicing rights transfer of paperless loan files.

Lost or damaged loan documents are a thing of the past when you're using the Fiserv eVault. By providing instant online access to loan files and eliminating the need for physical storage facilities, the eVault reduces your internal costs while also lowering your operational risk.

Communicating and transacting business with your trading partners in real time is a means to an end—namely, the end of long loan commitments, document certification processes and delivery cycles—and the beginning of high-speed selling and purchasing.

Control the transfer process

Support for transfer of ownership and servicing rights is integral to the Fiserv eVault. Extensive audit trails are logged for all

activities including specialized audit logs for MERS® eRegistry messages. With seamless integrated MERS® eRegistry processing for mortgage transactions, all eRegistry messaging events are incorporated into the transaction processing flow and reflected in the transaction history in real time.

No more lost note affidavits or delays due to courier problems—the eVault supports vault-to-vault transfers of electronic original documents, using the MERS® eDelivery mechanism or proprietary delivery channels.

Easy to implement and integrate

The Fiserv eVault is available as a securely hosted online system, and can also be used in a local environment networked to the standard Web-based Fiserv eVault. The eVault supports industry standards in data, documents, web services and standard selling/servicing business practices.

Integration points include your loan delivery system, imaging system and servicing system. Fiserv can provide experienced eVault professional services to assist with business process re-engineering and integration with your existing systems. We recognize the investment you've made in your current systems, and will be your business partner to incorporate the eVault into your enterprise workflow.

WHAT YOU HEAR TODAY

The courier lost the notes.

We missed the commitment expiration date.

We can't find the loan files for the auditors in our off-site storage.

We always work overtime at the beginning of a month because of the loan delivery volume.

We missed the deadline to get the notes to our warehouse lender.

WHAT YOU WILL HEAR TOMORROW

We don't need lost note affidavits anymore.

We take out shorter investor commitments now because we can deliver so fast!

We gave the auditors access to the requested files within ten minutes.

We never have to work extra hours because everything is moved electronically.

The warehouse lender has access to the notes as soon as we do – right after closing!

Reliable and secure

The Fiserv eLending Services platform, which provides this service, can be used directly over the Web or through system-to-system Web services-based integration with a system of record such as a loan origination system or servicing system. The platform allows lenders to perform several eMortgage functions as listed below:

- Ordering and receiving settlement services
- Electronic delivery and eSigning of the initial disclosures and other pre-closing documents
- Electronically managing the closing including collaborative document sharing with all parties, and optional eSign function
- Securely storing the electronically signed documents and other loan file documents, legally transferring note ownership and/or servicing rights to investors and servicers, and updating the MERS® eRegistry as needed for loan lifecycle events

Business continuity and disaster recovery

The eLending Services platform is hosted at a Fiserv owned-and-operated data center in Philadelphia, PA. An extensive business continuity plan is in place for the data center which includes the ability to run it for several days with back-up power sources. The eLending platform runs in a robust “N + 1” architecture which includes redundant network and hardware components, load balancing on multiple servers and provides horizontal and vertical scalability.

Disaster recovery is provided through a back-up data center in Arlington Heights, IL. Fiserv follows a disaster recovery plan that is tested semi-annually. In addition, Fiserv performs both hot and cold backups on a frequent basis.

Communication, application, and data security

As a Web-based platform offered in a service bureau (ASP) model, the data center is SAS70, ISO:9001, and CyberSecure certified. Access requires multi-factor security. It supports 24 x 7 x 365 operations, and hosts various applications for several Fiserv Fortune 500 clients. The data center follows Gartner best practices, and the staff welcomes the opportunity to provide a tour to current or prospective clients.

The eLending platform uses 128-bit Secure Socket Layer (SSL) for Web-based usage; B2B transmissions use XML messages over HTTP/S or VPN connectivity.

Multiple firewalls, router access control lists and intrusion detection software monitor all incoming requests. All incoming and outgoing requests/responses are sent to proxy servers to ensure that the appropriate security precautions are taken. Web-based access to the platform is controlled by User IDs and passwords, while B2B access is controlled through the use of digital certificates and User IDs and passwords.

Every user action is cross-checked by an extensive privilege management framework before it is executed. In addition, the client can also control which functions an end user may execute, through product level and function level permissions.

To support privacy requirements, sensitive data is encrypted “at rest” within the database, and documents are stored in encrypted format also.

One system to meet all your needs—sharing instant access to the same file

