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What's New in Impact/SQL ver 10.2?

USA Digital Solutions, Inc. has made some bug fixes, and enhancements to Impact/SQL involving CDF functionality, with version 10.2. The bug fixes and enhancements are detailed in this document, and are incorporated into an update of the DSI document "**The Closing Disclosure Form, CFPB 2015**".

Escrow

1) There have been two charge types added to the **Type** dropdown on the charge entry screens for **CDF Sections B, C, and H**. The additional Types are: **Misc. Escrow Charge** and **Misc. Title Charge**. These, when selected, will fill the **Description** field with "Title – Misc. Escrow Charge" or "Title – Misc. Title Charge", and the user can edit the text after the "**Title –**" to clarify the charge description. These Types should be used in lieu of the "Other" charge Type – especially in Washington where title and escrow charges carry sales taxes. These new Types will aid in the calculation of the sales tax, on systems configured for Washington. (SRS 39788)

2) Users may change specify the target CDF section for **Title Charges**, in the **CDF File Options** screen (if the **Setup Option: Title Functions, Data Entry, Allow Title to Update Title Charges (HUD 1100)** is enabled – which is only possible if the Sub Escrow functionality is not enabled). Access in CDF files is through the ⚙ **Options** icon found on the data entry wizard. The options are None, Section B, Section C, and Section H. The default can be overridden on each charge entered. (SRS 39595)
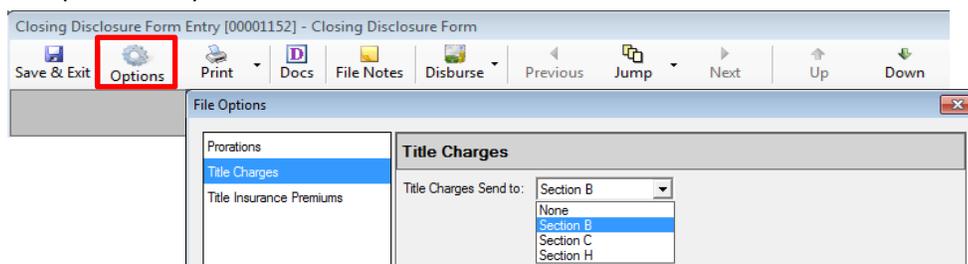
3) There was an issue with files being converted from HUD to HUD w/ GFE, when they had policy liability amounts and charges already entered for two lenders on them, that resulted in the charge for the second lender being saved as a lender 1 charge. This erroneously labeled charge was then inaccessible through Impact, but was being included in HUD and Settlement Statement figures. This matter has been rectified and the lender 2 charges will now be properly managed on such a file conversion and will be accessible as lender 2 charges. (SRS 40337)

4) When a Commercial file with a legal description, prelim/commitment, and, possibly, policy(ies) was converted to a Residential file, the legal and prelim/commitment were being deleted and policies were set to Pending – all with no warning. This has been addressed in the following manner: The system will look for the existence of a prelim or policy(ies) and will stop the conversion if any are found – giving the user a message explaining the situation. If there is a legal description, it will be preserved, switching in type from Commercial to Residential. (SRS 39688)

5) When an individual was added under a Company level NAF entry which contained data in the Proposed Insured field, that information was not being copied to the individual being added. This has been changed and the Proposed Insured field's content will now copy to an individual being added under a Company entry. (SRS 38492)

6) When HUD lines 701, 702, and 703 are being used, adding charges to lines 704 and 705 caused the Word HUD to lose the 703 amount(s) and the description wrapped to a new line. This has been resolved and the Word HUD will now present the data properly. (SRS 39626)

7) In a Commercial file, when editing a previously entered and saved alternate payee on a reserve item, and the OK button was clicked, the alternate payee was being replaced with the lender. If Cancel was clicked, the alternate payee was preserved. This has been corrected and the alternate payee will not be replaced by the lender when OK is clicked. (SRS 39746)

8) A negative line item on a CDF file's fee slip showed up properly in Disbursements, but if the charges were imported to an invoice, the negative item was not presenting. This has been corrected and the negative item will import to an invoice. (SRS 39800)

9) The update to version 10.1 introduced the inability to enter a negative per diem amount on a proration calculation screen. This has been corrected and a negative amount can now be entered. (SRS 39931)

10) A problem deleting endorsements on CDF files has been rectified. Endorsements deleted from the policy screen no longer remain visible, but inaccessible, from the section the item was sent to. (SRS 40003)

11) On the Print Closing Disclosure Form, when the Usage Print Option of "External" is selected, the "Internal as" option's dropdown, is now grayed out, signaling that "Internal as" has not be selected. (SRS 40004)

12) When the Escrow Officer on a CDF file was changed, the change was not being reflected on the CDF Contact Information grid. This has been corrected and changes will flow through to the Contact Information grid. (SRS 40005)

13) Users were receiving an unhandled exception error when attempting to print the CDF when there were no values in the Loan Terms Interest Rate and Principal & Interest "Adjusts every XXX" fields. This has been corrected and no error will occur if values are absent. (SRS 40099)

14) HUD lines 904 and beyond, in the 900 series, were not displaying properly on the Word HUD. This has been corrected and the lines will now present properly. (SRS 40103)

15) Zip Code Zip+4 entries, on CDF files, were causing an error message "String or binary data would be truncated" when the file was being saved. This has been corrected and Zip+4 entries are handled properly now. (SRS 40123)

16) There was an erroneous Warning message, on CDF files, indicating that Closing Costs Financed, on the Calculating Cash to Close table, had changed but the "Did this change?" setting was "NO", when in fact it was "YES". This warning has been corrected. (SRS 40214)

17) When files were switched from HUD to HUD w/ GFE the loan amount and sales price fields were being swapped so the Owner's policy reflected the loan amount as the liability and the Loan policy reflected the sales price. This has been corrected and the amounts are no longer swapped. (SRS 40243)

18) Converting a Commercial file, when a sub-agent commission existed, to a CDF file resulted in an error message. This has been addressed and the conversion will no longer throw an error. (SRS 40256)

19) Copying a Commercial file into a new file was not copying the Commercial file type, resulting in an error when trying to enter the Commission screen (which should not exist in the Opening Information menu for a Commercial file). The problem of the incorrect type manifested itself in other ways as well. This has been resolved and the file type will be copied as Commercial, eliminating errors due to an incorrect file type. (SRS 39967)

20) A spelling error on page 5 of the CDF, in the Questions box, has been corrected. Information was mis-spelled. (SRS 40263)

21) With a screen resolution of 1024x768 users were not seeing the OK button to save edits on the Title Insurance Premiums screens. This has been addressed so that resolution can see the OK and Cancel buttons. (SRS 40305)

22) CDF files were presenting the Personal Property tab on both the 1st and 2nd lenders' screens. It should only be appearing on the 1st lender's screen and this has been corrected. (SRS 40395)

23) When using the transaction tax calculator, on Commercial files, and the buyer (or seller) amount is left blank, intentionally, the buyer (or seller) charge field is filled with $0.00 which causes the description to appear on the buyer's (or seller's) settlement statement inappropriately. This has been corrected and blank amounts will not fill with $0.00. (SRS 40246)

24) (FNF Only) The naming convention for CRRAR trace files has been updated to include the file number. (SRS 40081)

Title

1) The field brackets were appearing on the printed prelim, if File-Print was used in Word 2003 (as opposed to the Impact toolbar's Print icon or Ctrl+P). File-Print was not a problem with Word 2010. This has been resolved and File-Print can be used in Word 2003 and the field brackets will not print. (SRS 39658)

2) An error relating to the PreDist.doc file was occurring during prelim generation, indicating the incorrect DOT file was attached. This has been rectified. (SRS 40031)

Escrow & Title

1) On Commercial files and in Sub Escrow and in Title Charges (in Title), when income codes are categorized – but none are categorized Endorsement – there were issues relating to which codes were presented and how liability was being handled when the charge type was Endorsement. That Type, when no codes are categorized Endorsement, will present all codes categorized as Title Fee Premium. The codes with an assigned liability source will automatically assign that amount and let the user move on. (SRS 40066)

2) When the **Setup Option: Title Functions, Data Entry, Allow Title to Update Title Charges (HUD 1100)** is enabled (which is only possible if the Sub Escrow functionality is not enabled), the CDF data entry tree-view, in the **Escrow** module, will be expanded to include a **Title Charges** entry, just below the **Title Insurance Premiums** entry. This screen will be presented in the Title module as well (discussed below). It is presented to Escrow so they can do any editing needed to entries made by Title. The entries made on this screen will flow to the section of the CDF specified on the charge entry screen for each (B, C, or H). There will be links on the entries in those sections back to the Title Charges screen, if the charges are sourced on the Title Charges screen.

   With the option enabled, users in the **Title** module will see a **Title Charges** menu option on the **Opening Information** menu and will be presented with a limited **CDF tree-view** containing just **Title Insurance Premiums** and **Title Charges**. This functionality has been added to provide for the entry of title policy and other title charge information on CDF files by Title users. This is similar to the ability they have to enter charges on the HUD 1100 screen (when the option is enabled). ***NOTE: Title cannot enter charges while a file is set to "HUD" or "HUD w/ GFE" entry styles and expect the charges to survive if the file is switched to "CDF – Closing Disclosure Form". The file type should be CDF before Title enters charges.***

   A full explanation of the new functionality in Title is in the updated Title Module manual (ver 10.2) and is presented in the following pages. (SRS 39595)

FROM THE UPDATED TITLE MODULE MANUAL ver 10.2

Title Charges – Closing Disclosure Form (CDF) (conditional)

The **Closing Disclosure Form** data entry screens, when made available to **Title**, are comprised of a loan overview screen, **Title Insurance Premiums** screen, and **Title Charges** screen – for each lender on the file. The screens are reached through the **Title Charges** entry on the **Opening Information** menu. The screens are accessed via a tree-view presentation, as shown below. The tree-view in Escrow has many more data entry screens but Title is restricted to these, if any. Again, the availability of the title charges screens is controlled by a Setup Option to allow Title to have access to enter/edit title charges, which can only be enabled if the Sub Escrow functionality is <u>not</u> enabled.
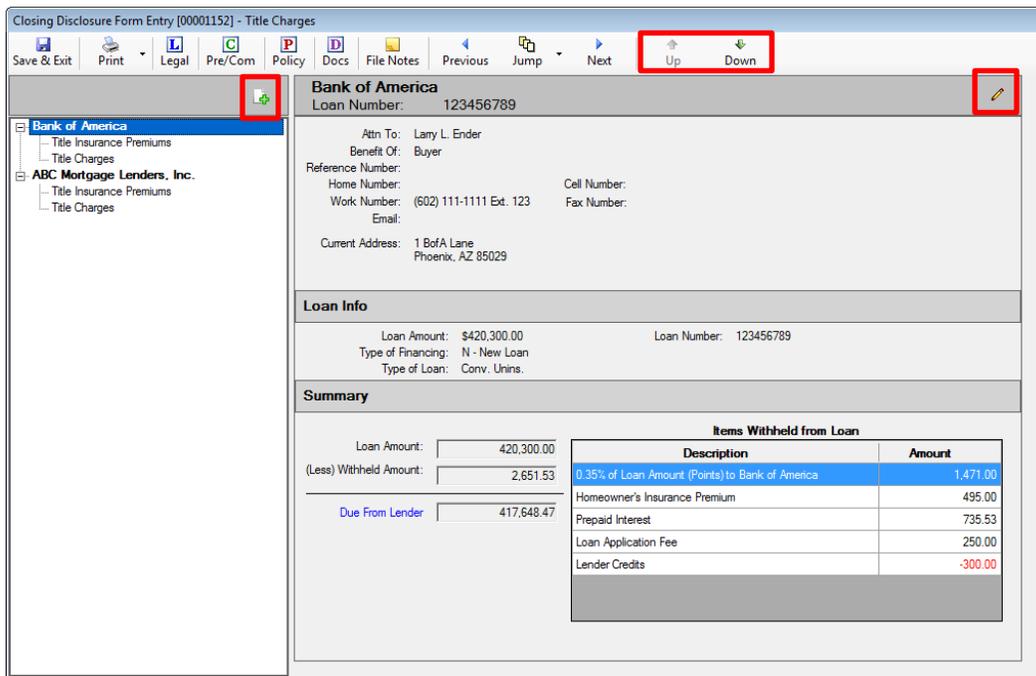
Note the addition of the ⬆ **Up** and ⬇ **Down** icons, in the **Opening Information** tool bar at the top of the screen. These are used to move the user through the entries on the tree-view on the left side of the screen.

When a lender's name is highlighted, in the tree-view, the right side of the screen will present information about that lender's loan, as shown above.

The ✐ **Edit Lender** icon, at the top right of the data window (next to the lender name) is used to take the user to the **Edit Lender** screen, where the currently selected lender and its loan information can be edited.

If no lender has been added to a file, and the user goes to the Closing Disclosure Form entry screens, the screen will indicate that there are no lenders present on the file. The user can click on the link in the middle of the screen or the ⬇ **Add New Lender** icon, above the tree-view area, to add a lender to the file. From a practical standpoint, if Title finds there is no lender on the file, they would probably contact Escrow to have the proper lender added to the file.

Title Insurance Premiums

The **Title Insurance Premiums** branch on the tree-view is where information on the Lender's and Owner's policies is entered. The CFPB's rule governing the presentation of title insurance premium pricing, in a simultaneous issuance (Lender's and Owner's) situation, is very precise and is not the historic presentation of most of the Western US marketplace. Rather than presenting the simultaneous rate for the Lender's Policy (generally a low additional charge), the rule mandates presenting the full Lender's Policy price, as though it were not a simultaneous issue situation, and then the Owner's Policy pricing is presented as the combined simultaneous cost of both policies, less the full Loan Policy price. In a situation, typical in the Western US, where the seller is paying for the Owner's Policy, and the borrower is paying just the incremental add for the Lender's Policy, the rule's mandated presentation of pricing results in an overstatement of what the buyer/borrower is responsible for and an understatement of what the seller is responsible for. The Title Insurance Premiums screens take this matter into consideration and provide for a Seller Credit to address the discrepancy presented by the pricing presentation mandate, in simultaneous issue situations where the seller is paying for the Owner's Policy and the buyer/borrower is paying for the Lender's Policy.

Prior to any policy pricing information being entered, the **Title Insurance Premiums** main screen looks like the sample shown above. The ➕ **Add Policy** icons are used to get to the **Lender's Policy Information** and **Owner's Policy Information** screens. Only one policy of each type may be added.

Lender's Policy Information

Clicking on the 📄➕ **Add Policy** icon, for the **Lender's Policy Information**, brings up the screen below.
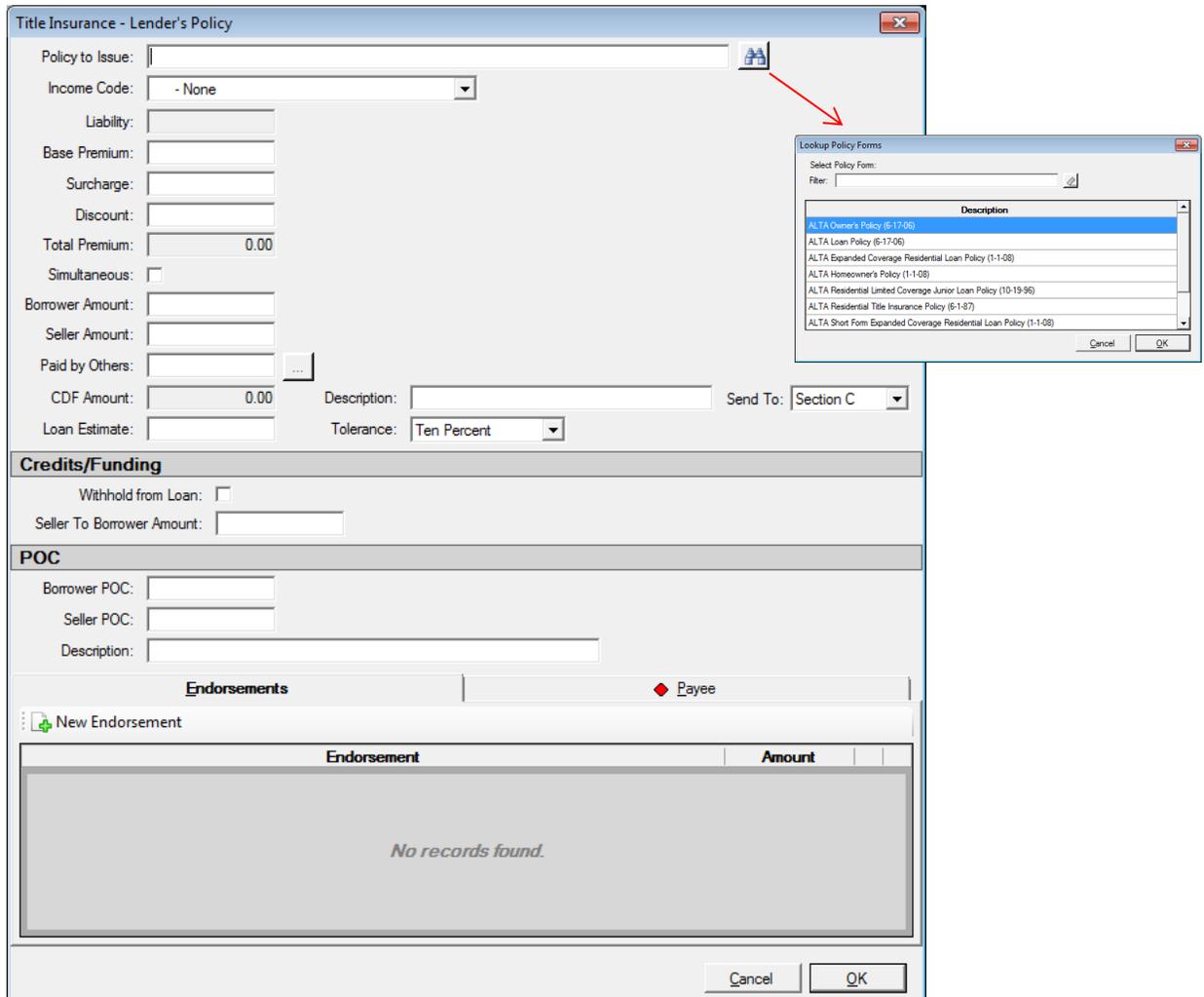
The **Policy to Issue** field can be manually typed into, with the policy to be issued, or the 🔍 **Search** icon can be clicked on to pull up the policy menu for the underwriter on the file, from which the policy can be selected, as shown in the graphic above.

If an **Income Code** is selected, the **Payee Information** will default to the Company, and the **Liability** field will fill with the value linked to the income code selected. If the policy is not being issued by the Company (outside title situation), then no income code should be selected; the outside title company should be identified in the Payee Information section at the bottom of the screen.

The **Base Premium** through **Total Premium** fields are for "rate schedule/manual" figures (historic pricing method). The **Surcharge** amount will be added to the **Base Premium**. The **Discount** amount will be subtracted from the **Base Premium**. Both the Surcharge and Discount figures are entered as positive numbers. The calculated result will be put in the **Total Premium** field.

The **Lender's Policy Information** screen has a "**Simultaneous**" checkbox. It is to be checked if the pricing of the Lender's Policy is based on the simultaneous issue discount. This will trigger the appropriate **Credit to Borrower for Seller Pay**, on the Owner's policy screen – if the seller is paying for the Owner's policy and the borrower is paying for the Lender's policy. In this situation, the user would enter the full Lender's Policy **Base Premium**, in the field of that name, and enter the **Discount** that brings the **Total Premium** to the rate schedule/manual simultaneous rate for the Lender's Policy. Checking the checkbox will pull the **Base Premium** to the **CDF Amount** field.

The **Borrower Amount**, **Seller Amount** and **Paid by Others** fields are used to identify which party(ies) are paying what portion of the **Total Premium**.

When an amount is entered into the **Paid by Others** field, and the user then tabs out of the field, the system will bring up the **Paid by Others (Payors)** screen, on which details of which party(ies) to the file is(are) paying the charge, and whether it is POC'd. The full amount must be detailed before leaving the **Paid by Others (Payors)** screen. The ellipse button after the **Paid by Others** field will bring up the **Paid by Other (Payors)** screen for subsequent editing after initial completion.

The **CDF Amount** field is used to present the value that is to appear on the CDF for the Lender's Policy. Again, as was discussed earlier, in a simultaneous issue situation, this will be a higher figure than the rate schedule pricing would indicate. This amount will be calculated by the system.

The **Description** field will default to the mandated format for the Lender's Policy charge (with "**Title –**" in front of the policy info) but the field will be editable.

The **Send To** field is used to identify which section of the CDF the policy premium information should be presented. Sections **B**, **C** or **H** are the options.

The **Loan Estimate** and **Tolerance** fields are used to enter the amount from the Loan Estimate and the tolerance category for the policy.

The **Credits/Funding** section provides for the withholding of the amount paid by the lender (entered via the Paid by Others field) and for Seller credits to the Borrower for some or all of the premium.

The **POC** section of the screen provides for identification of premium amounts Paid Outside of Closing by the Borrower or Seller. The **Description** field is used to customize the POC item's label, for use on the Settlement Statement only.

Endorsements Tab

The **Endorsements** tab is used to detail any endorsements, and premiums, that are being issued with the Lender's Policy. Click on the ⊞ **New Endorsements** button to bring up the screen on which that information is entered. The behavior is similar to the Lender's Policy screen's top portion. The **Liability** field will be grayed out if an income code is selected, as it will be linked to the policy the endorsement is assigned to.
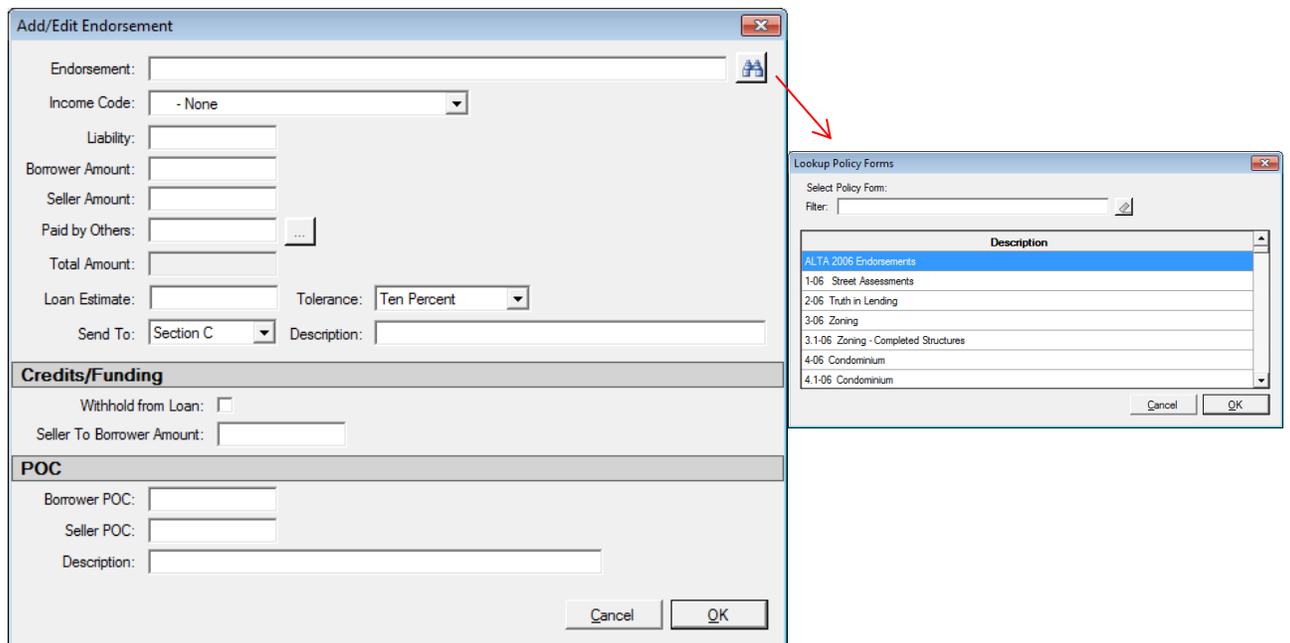
Payee Tab

The **Payee** tab will be pre-filled and locked if an income code was selected on the Lender's Policy, or will be open for entry of the outside title company's information.

Once the data entry is completed, the user should click on **OK** to save the data. The policy and endorsement information will be displayed on the main **Title Insurance Premiums** screen, with the policy being listed first.

Owner's Policy Information

Clicking on the ![icon] **Add Policy** icon, for the **Owner's Policy Information**, brings up a screen identical to the Lender's Policy Information screen with two exceptions:

1) The Owner's Policy Information screen does not have the "**Simultaneous**" checkbox.

2) There are a pair of fields under the label **Credit to Borrower for Seller pay:** that are used to present the credit needed to correct the Borrower and Seller actual costs, in a simultaneous issue situation with a Seller-paid Owner's policy and a Borrower-paid Lender's policy, due to the regulation-mandated pricing presentation on the CDF (discussed further below).

The **CDF Amount** field is used to present the value that is to appear on the CDF for the Owner's Policy. Again, as was discussed earlier, in a simultaneous issue situation, this will be a lower figure than the rate schedule pricing would indicate. This amount will be calculated by the system, in conjunction with information on the Lender's Policy screen. Both the Lender's Policy and Owner's Policy figures must be entered before the calculation will be completed. Clicking on the ![info icon] **Info** icon will present an explanation of the calculation.

Under the **Credit to Borrower for Seller pay:** label, there is a **Description** field that will default, but will be editable, and an **Amount** field for the amount of the credit. The credit amount would be the amount required to bring the cost to the borrower, for the simultaneous Lender's Policy, down from the stated **CDF Amount** (on the Lender's Policy screen) to the rate schedule's amount for the simultaneous issue, if the Owner's policy is being paid for by the seller. It is the same amount needed to bring the **CDF Amount**, for the seller-paid Owner's Policy, up to the rate schedule's amount for the Owner's Policy. The credit will be calculated automatically if the "**Simultaneous**" flag is checked on the **Loan Policy Information** screen and the Seller is paying for the Owner's policy and the borrower is paying for the Lender's policy. Both the Lender's Policy and Owner's Policy figures must be entered before the calculation will be completed.

In the sample below, a Lender's Policy has been entered, to be paid by the Borrower, and the **Simultaneous** flag was checked on that data entry screen. Then, on this **Owner's Policy** screen, the **Base Premium** has been entered and the Seller is identified as the payor (with the amount in the **Seller Amount** field). Clicking on the ![info icon] **Info** icon results in the presentation of the explanation of the calculation for the **CDF Amount**.

In this example, the $450 **Credit to Borrower for Seller Pay**, when added to the **CDF Amount**, brings the seller cost back up to the true rate manual cost for the Owner's Policy, which the seller will be paying, and reduces the borrowers true cost for the Lender's policy to $150.00. The credits will appear in sections **L** & **N** of the CDF (discussed later in this documentation).

If the Borrower is the payor of the Owner's policy premium, the Description will reflect "**(Optional)**" at the end of it. Some lenders may require that verbiage regardless of the payor. In that case, the user can modify the Description manually.
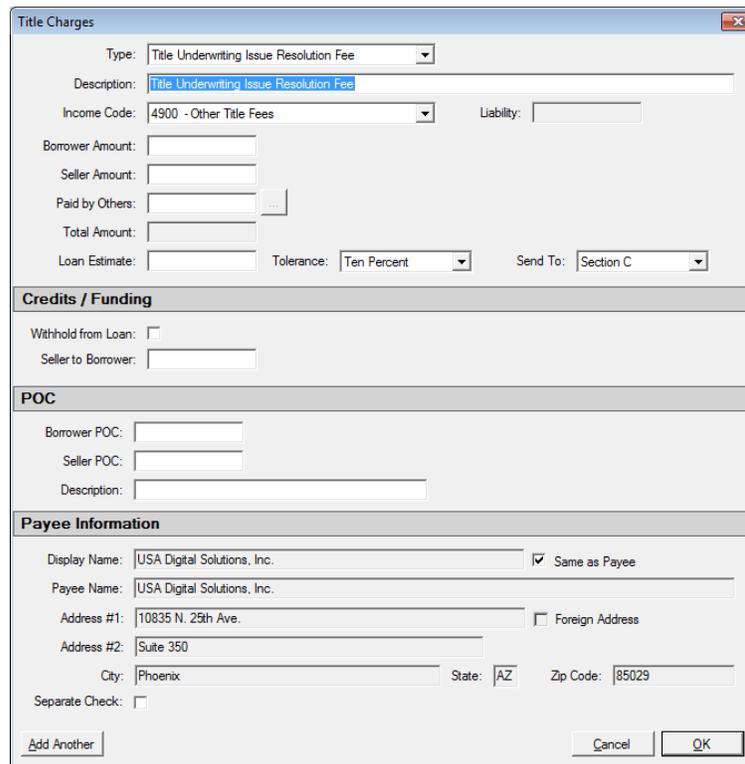
Title Charges

The **Title Charges** tree-view entry is used to add any non-policy, non-endorsement title charges to the CDF file.
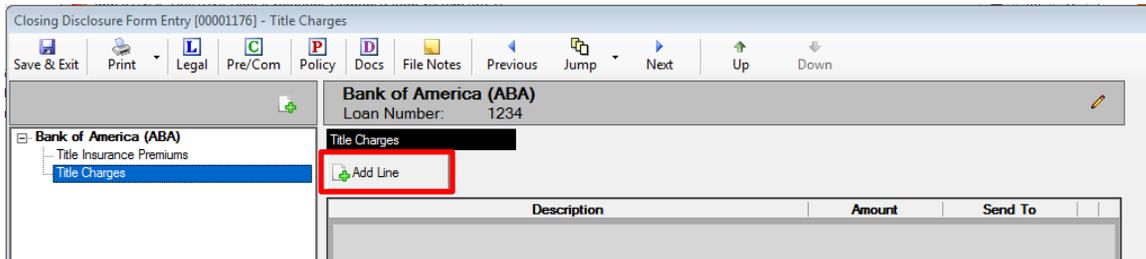
The **Add Line** button is used to open the **Title Charges** data entry screen shown below.

The **Type** field, at the top of the screen, will present, through the dropdown arrow, a listing of MISMO standard charge types. The **Type** selected will default into the **Description** field, but the **Description** can be edited. Per the CFPB Final Rule, the **Description**, for title-related charges, must begin with "**Title –** " – this does NOT need to be done manually on this screen. The required hyphen after the leading "Title" in the Description will be added automatically when the charge is viewed from the CDF section it is sent to…it need not be edited here.


The **Income Code** for the charge should be selected (this will auto-fill the **Payee Information** with the Company's information). If applicable, the Liability field will be opened for data entry.

The **Borrower Amount** and **Seller Amount** fields are used to detail the amounts being paid by either of those parties.

When an amount is entered into the **Paid by Others** field, and the user then tabs out of the field, the system will bring up the **Paid by Others (Payors)** screen, on which details of which party(ies) to the file is(are) paying the charge, and whether it is POC'd.
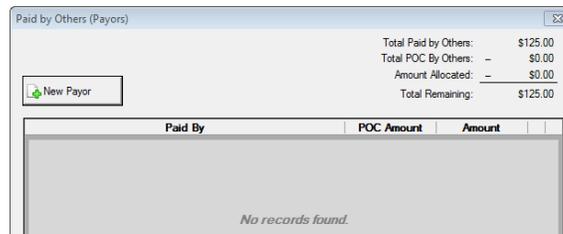
Click on the ⊞ **New Payor** button to bring up the **Payor** screen on which the details of who is paying what are entered.
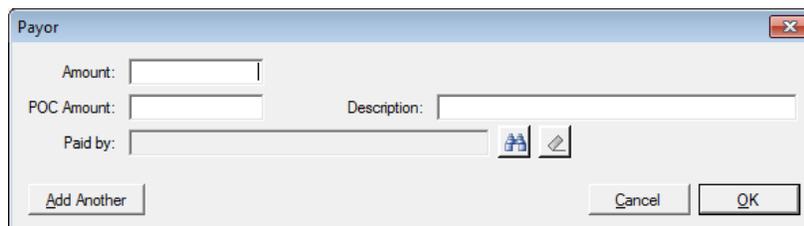

The full amount must be detailed before leaving the **Paid by Others (Payors)** screen. The ellipse button after the **Paid by Others** field will bring up the **Paid by Other (Payors)** screen for subsequent editing after initial completion.

If there are **Credits** or **Funding** considerations, they are addressed in the middle section of the **Title Charges** screen. If the charge is to be withheld from the loan (not typical), the **Withhold from Loan** checkbox should be checked. The amount of any seller credit is entered into the **Seller to Borrower** field.

If the charge is POC'd by the borrower or seller, details are entered in the **POC** section of this screen. If the **Borrower** or **Seller** paid the charge outside of closing, the amount(s) they paid would go in their respective fields. The user may enter a substitute **Description** in the field of that name, for use on the Settlement Statement only.

The **Payee Information** section is used to identify the party receiving the funds. The 🗐 **NAF** icon is available to select from the NAF; alternatively, the 🔍 **Search** icon is available to pull up a listing of parties to the file to select from; and, the ✎ **Clear** icon is used to clear the **Payee Information** fields completely, so the user can start over.

There is a **Separate Check** checkbox, if the payment is to be isolated from others to the same payee.
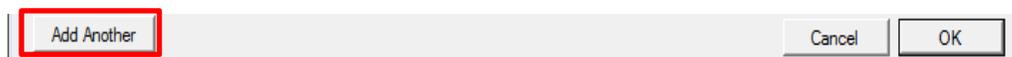
The **Add Another** button, at the bottom of the screen, is used to save the current charge entry and bring up a new, blank screen for entry of another charge.

Click on the **OK** button to save the charge entry, or **Cancel** to exit without saving.

* END OF SECTION OF TITLE MANUAL ON CDF TITLE CHARGES *