

Mortgage Servicing

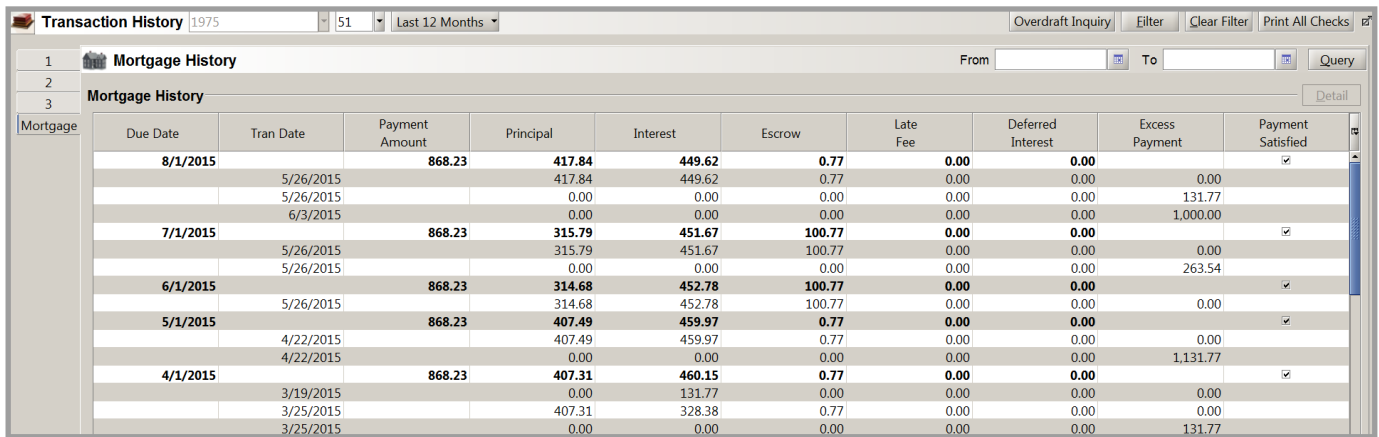
Efficient and complete home loan
servicing built right in to the core



FLEX Credit Union Technology
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Mortgage Servicing



The screenshot displays a software interface for mortgage servicing. At the top, there are navigation options: 'Transaction History' with a dropdown for '1975', a page number '51', and a filter for 'Last 12 Months'. On the right, there are buttons for 'Overdraft Inquiry', 'Filter', 'Clear Filter', and 'Print All Checks'. Below this is a 'Mortgage History' section with a 'Query' button and a 'Detail' button. The main part of the interface is a table with the following columns: Due Date, Tran Date, Payment Amount, Principal, Interest, Escrow, Late Fee, Deferred Interest, Excess Payment, and Payment Satisfied. The table contains several rows of data, including due dates like 8/1/2015, 7/1/2015, 6/1/2015, 5/1/2015, and 4/1/2015, with corresponding payment amounts and breakdowns into principal, interest, and escrow.

Due Date	Tran Date	Payment Amount	Principal	Interest	Escrow	Late Fee	Deferred Interest	Excess Payment	Payment Satisfied
8/1/2015		868.23	417.84	449.62	0.77	0.00	0.00		<input checked="" type="checkbox"/>
	5/26/2015		417.84	449.62	0.77	0.00	0.00	0.00	
	5/26/2015		0.00	0.00	0.00	0.00	0.00	131.77	
	6/3/2015		0.00	0.00	0.00	0.00	0.00	1,000.00	
7/1/2015		868.23	315.79	451.67	100.77	0.00	0.00		<input checked="" type="checkbox"/>
	5/26/2015		315.79	451.67	100.77	0.00	0.00	0.00	
	5/26/2015		0.00	0.00	0.00	0.00	0.00	263.54	
6/1/2015		868.23	314.68	452.78	100.77	0.00	0.00		<input checked="" type="checkbox"/>
	5/26/2015		314.68	452.78	100.77	0.00	0.00	0.00	
5/1/2015		868.23	407.49	459.97	0.77	0.00	0.00		<input checked="" type="checkbox"/>
	4/22/2015		407.49	459.97	0.77	0.00	0.00	0.00	
	4/22/2015		0.00	0.00	0.00	0.00	0.00	1,131.77	
4/1/2015		868.23	407.31	460.15	0.77	0.00	0.00		<input checked="" type="checkbox"/>
	3/19/2015		0.00	131.77	0.00	0.00	0.00	0.00	
	3/25/2015		407.31	328.38	0.77	0.00	0.00	0.00	
	3/25/2015		0.00	0.00	0.00	0.00	0.00	131.77	


FLEX brings all your mortgage servicing needs together under one roof. Coupled with full escrow and compliance support, it really is the complete package.

- 360/365 interest calculations and amortization schedule
- Amortization of loan fees
- Mortgage Payment Buckets
 - Provides teller/operations more control on how payments are applied.
 - Calculates a payment for every loan due date. If modifications are made, the bucket is recalculated.
 - Prevents payments from being applied to future periods when a current payment has not yet been satisfied.
 - Enforces escrow collection before payment advances.
 - Payment breakdown is available within loan history and loan maintenance. The breakdown will show every payment applied to a specified due date and allows the ability of taking partial payments & being able to track the due date they were applied to.

Escrow

FLEX Mortgage Servicing includes escrow account management, annual escrow analysis and statement generation.

- Easy to understand and fully compliant.
- Includes previous escrow deposit and disbursement breakdowns.
- Shows insurance and tax projections on new and existing escrow accounts for the coming year.
- Automatically adjusts member mortgage payments based on analysis and projects.



ACCOUNT NUMBER 1975 - 20 Statement date 6/18/2015

Property Address

AMY L. HOLCOMB
8520 SANDY PARKWAY
WEST HAVEN, UT 84401

ESCROW ACCOUNT REVIEW

ESCROW EXPLAINED Part of your monthly loan payment goes into an account to pay for your property taxes and insurance premiums. During the year, payments are made out of this account when bills come due. This notice describes any changes needed in your monthly payment to maintain enough money in your escrow account to pay these bills. In our step by step analysis, we determine the data shown below to calculate your new escrow payment.

See below for:

- An in-depth explanation of each step of your escrow analysis
- Side-by-side comparison of last year's projected and actual data

SUMMARY

Base amount needed (see Step 1)	The expected monthly amount needed to pay your property taxes and insurance premiums	600.00
Shortage payment (see Step 3)	The monthly amount you must pay into your escrow account to keep the balance from falling below the reserve amount allowed by federal law for unexpected tax and insurance increases.	327.33
New monthly escrow payment (See Step 4)		927.33
New monthly home loan payment effective 2/01/2016 (see Step 4)		1,804.33

HOW WE CALCULATE YOUR ESCROW PAYMENT

STEP 1 **Determine base amount needed for the year**

Escrow Items	Amount needed	Frequency in months	Monthly amount needed
Tax Payments	2,700.00	12	225.00
Insurance Payments	4,500.00	12	375.00
Other Escrow Payments	.00	12	.00
Total monthly base payment amount			600.00

STEP 2 **Determine lowest projected balance**
In the chart located below, we project the amounts you will pay into your escrow account next year and the amounts we will pay out for your insurance and tax bills. Remember, these figures are only projections and may not reflect the actual payments made at the time they are due.

Month	Escrow deposit(s)	Tax payment(s)	Insurance payment(s)	Other payment(s)	Balance
Beginning balance					-2,128.00
February 2016	800.00	.00	.00	.00	-1,528.00
March 2016	800.00	.00	.00	.00	-928.00
April 2016	800.00	.00	.00	.00	-328.00
May 2016	800.00	.00	.00	.00	272.00
June 2016	800.00	.00	.00	.00	872.00
July 2016	800.00	.00	300.00	.00	1,172.00
August 2016	800.00	.00	800.00	.00	1,172.00
September 2016	800.00	.00	200.00	.00	1,572.00
October 2016	800.00	.00	200.00	.00	1,972.00
November 2016	800.00	2,700.00	1,800.00	.00	-1,728.00
December 2016	800.00	.00	1,600.00	.00	-2,728.00
January 2017	800.00	.00	.00	.00	-2,128.00
Lowest projected balance					-2,728.00

We will compare this amount to your escrow reserve requirement to determine if there is an overage.

Compliance

FLEX has a long history of support for all regulatory requirements, and does not charge additional fees to credit unions for the development required to maintain compliance.

FLEX supports regulatory compliance across *all* core functions. This includes support for the recent TILA-RESPA disclosure enforcement mandated by the CFPB.

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FLEX is cohesively designed, developed and supported from our corporate offices in Sandy, Utah. FLEX relentlessly pursues a standard of excellence for efficiency, automation, client support and VALUE through the deployment of operational simplicity over the management of information. Collectively, these attributes have made FLEX the credit union industry's largest single sourced privately-held core provider.

If your credit union is entertaining a core system change, we are most confident that you will find FLEX to be uniquely innovative and . . .

Simply Better.