

# neostella

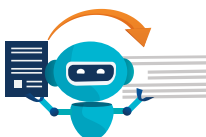
## Modernize Your Business

### PRE-BUILT CLOSING DISCLOSURE AUTOMATION FROM NEOSTELLA

With Neostella's prebuilt Closing Disclosure automation, you can rest assured knowing that extraction of the data that you need for insertion into your Loan Origination or Title Management System is consistent and accurate – with its ability to match entered form data to our proprietary "dictionary" that identifies, matches, and extracts data in seconds. Even better, the Neostella automation offers additional features not available from other closing disclosure automations, including:



Our CD automation is designed to handle multiple variations of closing disclosure items, adapting to your workflows and terminology.



Our process can dig deeper into the data contained within standard fields to exact extra data elements and utilize the data that's there.

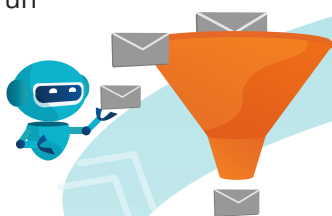


The same automation can process both refinance and new purchase disclosures.

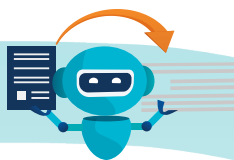
## What Closing Disclosure Automation Does

While the fields within closing disclosure documentation is largely standardized, the data contained within those fields can be highly variable. When we began building our closing disclosure automation, our developers analyzed a large sample of data and used their findings to develop a "canonical dictionary" -- a stand-alone set of data that the bots use to match words they extract from document fields to a standard set of names included within that dictionary – by hand. This dictionary enables bots to understand and process data that other automations cannot. Plus, Neostella's prebuilt closing disclosure automation builds a second dictionary as it runs, identifying client-specific terminology over time for even greater efficiency.

**1.** Bot logs into apps or opens emails to identify CDs to run\*



**2.** Bot extracts data from both new purchase & CD refinance forms



**4.** Bot brings a human in the loop when it encounters data it doesn't understand



**3.** Bot matches CD extracted data to canonical and client dictionaries



**5.** Any new names are then added to client dictionary



**6.** CD Data is then validated/inputted to loan or title management system\*



\*See process specifications on page 3.

# Our Process

Three sets were tested to ensure that extracted data was accurate for CD, loan estimate, XML appraisal, and invoice documents. Eight sets were tested to ensure bots correctly review, validate and input data.

## CLOSING INFORMATION

All of the Closing Information data is extracted, except sale price and appraised property value. The File Number, Borrower Name, or Property Address can be used to align the CD data to a record in your system.

## CASH TO CLOSE

We extract the Cash to Close amount from page one. This can be compared to the total Closing Costs in an external system to make sure the CD matches the data in your system.

## Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction Information	Loan Information
Date Issued: 4/7/2021	Borrower: Marty Byrde	Loan Term: 30 years
Closing Date: 4/10/2021	1234 Regent Street	Purpose: Refinance
Disbursement Date: 4/15/2021	Madison, WI 53715	Product: Fixed Rate
Settlement Agent: Green Tree Title	Lender: Given Mortgage Corporation	Loan Type: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/>
File #: W1789449		Loan ID #: 1A2B3456
Property: 1234 Regent Street Madison, WI 53715		MIC #:
Appraised Prop. Value: \$482,000		

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$296,346	NO
Interest Rate	2.625 %	NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$1,190.28	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Costs at Closing		
Closing Costs	\$9,558.03	Includes \$5,640.98 in Loan Costs + \$5,571.30 in Other Costs - \$1,000.00 in Lender Credits. See page 2 for details.
Cash to Close	\$324.05	Includes Closing Costs. See Calculating Cash to Close on page 3 for details. <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower

# Extracts *all\** page two CD data including the following examples:

### Closing Cost Details

Loan Costs	Borrower-Paid		Paid by Others
	At Closing	Before Closing	
<b>A. Origination Charges</b>	\$2,287.00		
01 0.671 % of Loan Amount (Points)	\$1,987.00		
02 Origination Fee	\$200.00		
03 Processing Fee to Given Mortgage Corp	\$100.00		
04			
05			
06			
07			
08			
<b>B. Services Borrower Did Not Shop For</b>	\$3,353.99		
01 Appraisal Fee to Wisconsin Appraisal		\$550.00	\$100.00
02 Attorney Fee to Red, Blue & Green, LLP	\$150.00		
03 Credit Report to Craft Credco	\$40.64		
04 Flood Certification to Craft Flood Services	\$14.00		
05 Title - Deed Preparation Fee to United Signing Solutions, Inc.	\$50.00		
06 Title - Endorsement Fee to Green Tree Title, Inc.	\$143.35		
07 Title - Gauranty Fee to Green Tree Title, Inc.	\$2.00		
08 Title - Lender's Title Insurance to Green Tree Title, Inc.	\$1,867.00		
09 Title - Settlement Fee to Green Tree Title, Inc.	\$450.00		
10 Title - Tax Certificate Fee to Data Trace	\$87.00		
<b>C. Services Borrower Did Shop For</b>			
01			
02			
03			
04			
05			
06			
07			
08			
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	\$5,640.99		
Loan Costs Subtotals (A + B + C)	\$4,799.99	\$550.00	
<b>Other Costs</b>			
<b>E. Taxes and Other Government Fees</b>	\$126.00		
01 Recording Fees Deed: \$19.00 Mortgage: \$107.00	\$126.00		
02			
<b>F. Prepays</b>	\$700.00		
01 Homeowner's Insurance Premium ( 6 mo.)	\$100.00		
02 Mortgage Insurance Premium ( 6 mo.)	\$150.00		
03 Prepaid Interest ( \$21.6086 per day from 4/15/21 to 5/1/21)	\$200.00		
04 Property Taxes ( 12 mo.)	\$250.00		
05			
<b>G. Initial Escrow Payment at Closing</b>	\$4,745.30		
01 Homeowner's Insurance \$111.50 per month for 7 mo.	\$780.50		
02 Mortgage Insurance \$100.00 per month for 7 mo.	\$700.00		
03 Property Taxes \$566.40 per month for 7 mo.	\$3,964.80		
04			
05			
06			
07			
08 Aggregate Adjustment		-\$700.00	
<b>H. Other</b>			
01			
02			
03			
04			
05			
06			
07			
08			
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	\$5,571.30		
Other Costs Subtotals (E + F + G + H)	\$5,571.30		
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	\$9,558.03		
Closing Costs Subtotals (D + I)	\$10,008.03	\$550.00	\$100.00
Lender Credits		-\$1,000.00	

## POINTS

We extract the percentage of the loan amount that is paid for Points. We can then validate that the correct monetary amount is charged to the borrower at closing.

## APPRAISAL FEE

We obtain the vendor providing a service to the borrower to make sure that the CD discloses who the fee will be paid to. Whether the fee is paid At Closing, Before Closing, or Paid by others, we extract all the possible amounts.

## RECORDING FEES

We extract the deed and mortgage amounts and can compare them to the amount paid to make sure the total matches.

## PREPAID INTEREST

We extract the amount of Prepaid interest per day and the start and end date the interest is for. This data can be used to make a validation rule around whether the amount collected is sufficient for the period.

## HOMEOWNER'S INSURANCE

We extract the amount per month and the number of months the payment is for. This can be used to confirm the correct amount of insurance payment was collected for the escrow account.

*\*If page two and three CD data are on the same page, certain page three sections are not extracted including k-l and m-n*

# Pricing Options

\$2,500 minimum set up fee for all plans not included. Fee may vary for highly customized Encompass environments.

PLAN TYPE:	# OF CD'S	PRICE
Standard	Up to 200 CD's/Month	\$6,000/mo paid annually*
Premium	Up to 650 CD's/Month	\$10,000/mo paid annually*
Elite	650+	Call for Pricing

\*Plus the cost of UiPath licenses.

## What's the ROI?



Our CD process can extract and understand more data points, it can dig deeper into the data contained within standard fields and contextualize it.



Minimal human intervention involved to build dictionaries.



Enormous time savings. The bots can gather, extract and input data in a fraction of the time required by an employee who is often manually reading and keying information from one form to another.



Improved accuracy. Bots never get tired, and they never make typos.

## Prebuilt CD Process Specifications

- Ability to gather CDs from email, Resware or Encompass
- Dispatcher bot checks for new CDs every 15 minutes
- Input of CD data to Resware or Encompass
- Notification that CD processing activity has been completed in Resware or Encompass

*CD extractor only works for first generation PDFs*

### EXTRACTED CD DATA AND MAPPING

RESWARE	ENCOMPASS
<p><b>Page 1</b></p> <ol style="list-style-type: none"> <li>1. Closing date &gt; general tab &gt; actual settlement</li> <li>2. Disbursements &gt; general tab &gt; disbursement field</li> <li>3. Loan amount &gt; new loans &gt; loan amount</li> <li>4. Interest rate &gt; new loans &gt; interest rate</li> <li>5. Loan type &gt; new loans &gt; loan type</li> </ol> <p><b>Page 2</b></p> <ol style="list-style-type: none"> <li>1. Sections A, B, C, F, &amp; G &gt; settlement &gt; loan items</li> <li>2. Special processing rules applied to Appraisal Fee allowing it to be split among multiple parties</li> <li>3. Section J &gt; settlements &gt; deposits, credits and debits</li> </ol>	<ul style="list-style-type: none"> <li>▪ <b>All data from the CD can be entered into the 2015 Itemization Form</b></li> <li>▪ 1. CD Section A &gt; 2015 Form Section 800</li> <li>▪ 2. CD Sections B and C &gt; 2015 Form &gt; Section 1100</li> <li>▪ 3. CD Section E &gt; 2015 Form &gt; Section 1200</li> <li>▪ 4. CD Section F &gt; 2015 Form &gt; Section 900</li> <li>▪ 5. CD Section G &gt; 2015 Form &gt; Section 1000</li> <li>▪ 6. CD Section H &gt; 2015 Form &gt; Section 1300</li> </ul>

### AVAILABLE CUSTOMIZATIONS (CALL FOR PRICING)

- Custom CD import (apps outside of Resware or Encompass)
- Additional data validation to external applications
- Input of data to non-supported applications (non-Resware or Encompass)