

LOAN SERVICING SOFT TRID Disclosure Setup

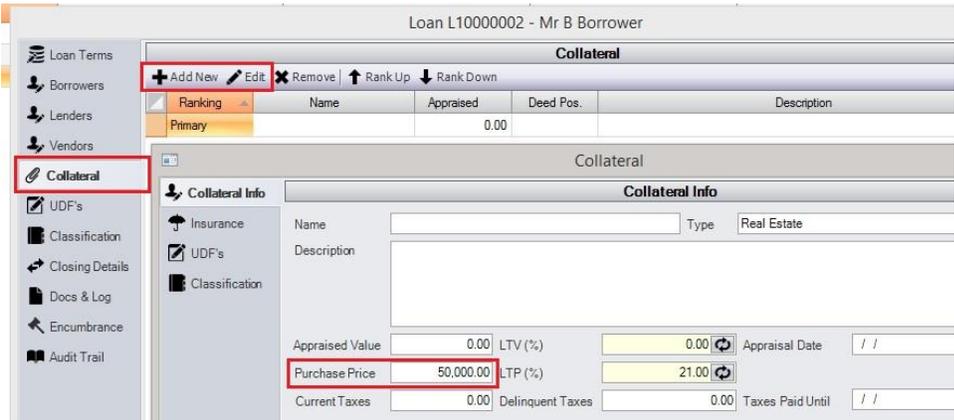
This document will guide you through the process of setting up the TRID Loan Estimate, Closing Disclosure, and Intent to Proceed in LOAN SERVICING SOFT.

For additional information and/or questions please feel free to contact our support group at support@loanservicingsoft.com or 1-800-993-1839 x2.

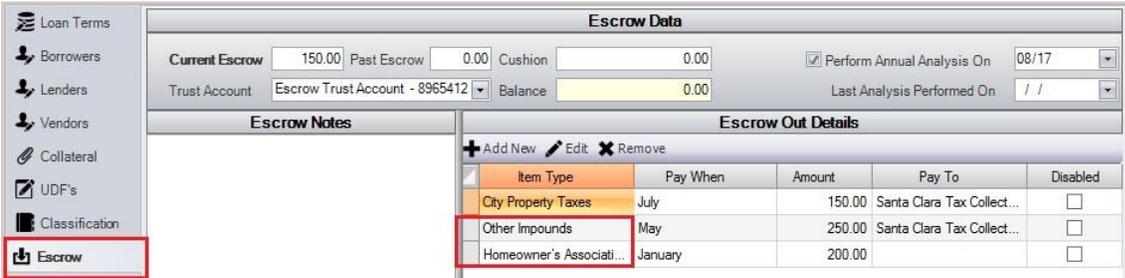
Loan Estimate

Below are some of the TRID required fields which may not be easy to find in LOAN SERVICING SOFT.

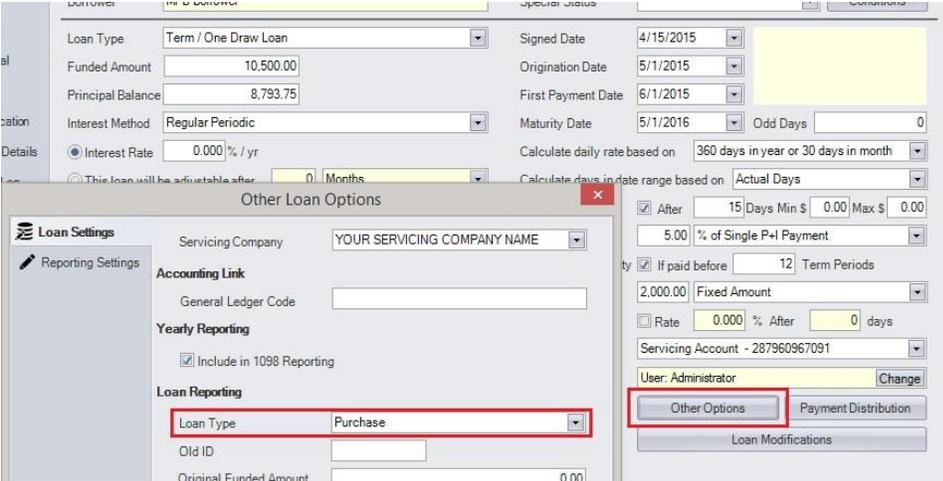
Sale Price - The **Purchase Price** of the primary collateral item.



Other Escrow - The first escrow item marked **Other Impounds** or **HOA Fees**



Purpose - Loan Type in Other Options on the Loan Object



- Rate Lock and Rate Lock Date** - Rate Lock Date Loan UDF
- Estimated closing cost expiration date** - Estimated Date Loan UDF
- Lender's Credits** - LendersCredit Loan UDF
- Deposit** - BorrowerDeposit Loan UDF
- Seller's Credits** - SellersCredit Loan UDF
- Assumption** - AllowAssumptionofLoan Loan UDF

Loan L10000002 - Mr B Borrower

User Defined Fields	
Field Name	Value
Rate Good Through GFE Date	10/05/2021
Estimated Settlement Date	12/05/2016
Borrower Deposit	500.00
Lenders Credit	300.00
Sellers Credit	
Allow Assumption of Loan?	Yes

Type: Loan + Add new UDF

Group Name	Label	Type	Code	Pattern	Active
Default Loan Group	Rate Good Through GFE Date	Date	GFERateLock	MM/dd/yyyy	<input checked="" type="checkbox"/>
	Estimated Settlement Date	Date	GFEEstimatedSettlem...	MM/dd/yyyy	<input checked="" type="checkbox"/>
	Borrower Deposit	Numeric	BorrowerDeposit	N2	<input checked="" type="checkbox"/>
	Lenders Credit	Numeric	LendersCredit	N2	<input checked="" type="checkbox"/>
	Sellers Credit	Numeric	SellersCredit	N2	<input checked="" type="checkbox"/>
	Allow Assumption of Loan?	Boolean	AllowAssumptionofLoan		<input checked="" type="checkbox"/>

Additional Services that can be Shopped for - Blank fields under **Items Required to be Paid in Advance** on Closing Details tab

Items Required by Lender to Be Paid in Advance

Interest for	0	days @ \$	0.00	/day	0.00
Mortgage Insurance Premium	for	0	months		0.00
Homeowner's Insurance	for	0	years		0.00
County Property Taxes					0.00
VA Funding Fee					0.00
Flood Insurance Baby					50.00
Item is Shoppable					95.80
					0.00

Reserves Deposited with Lender

Additional Services that can not be Shopped for - Blank fields under **Title Charges** on Closing Details tab

Title Charges

Settlement or Closing Fee		0.00
Title Insurance		0.00
Document Preparation		0.00
Notary Fee		0.00
Test Item 1		200.00
Test Item 2		300.50

Government Recording and Transfer Charges

Loan Officer - Vendor assigned to the loan with the type '**Loan Officer**'
Loan Officer Rep # - **Description** of Vendor assigned to the loan with the type '**Loan Officer**'

Vendors

Primary	Type	Description	Vendor #	Vendor Name	POC	Fee
<input type="checkbox"/>	Title	File #123	V40000804	Title Co.	Title Woman	0.00
<input type="checkbox"/>	Escrow	Default Servicing Fee	V40000803	Escrow Source	Escrow Man	0.00
<input type="checkbox"/>	Servicing Compa...	Default Servicing Fee	V40000802	Outside Servicing Co.		0.00
<input checked="" type="checkbox"/>	Loan Officer	REP#12345	V40000801	My Loan Officer		0.00

Vendor Type: Loan Officer | Description: REP#12345

Charge Fee

Fee: 0.00 | Flat | When: On All Payments | Fee Type: Servicing Fee

Bill From: Primary Lender

Take From Bucket: | Move To: |

Servicing - Vendor assigned to the loan with the type '**Servicing Company**'

Down Payment/Funds from Borrower - On a purchase loan, this is the difference between the sales price and the loan amount.

Mortgage Broker - This is your **Servicing Company** from Control Panel → Configuration Options → Servicing Companies

H. Other Additional Items - Blank fields under **Additional Settlement Charges** and **Additional Payoffs**

The screenshot shows a software window titled 'Closing Details' with a sidebar on the left containing 'Docs & Log', 'Encumbrance', and 'Audit Trail'. The main area is divided into several sections:

- Government recording and Transfer Charges:** A table with columns for item name, amount, and checkboxes. Items include Recording Charges (0.00), Transfer Taxes (0.00), City / County Tax / Stamps (0.00), State Tax / Stamps (0.00), and an empty row with 0.00.
- Additional Settlement Charges:** A section with items like Pest Inspection (0.00), Beneficiary Statement Fee (0.00), and Reconveyance Fee (0.00). Below these are three empty input fields highlighted with a red box.
- Additional Payoffs:** A table with columns for item name, amount, and checkboxes. Items include Additional Payoff 1 (20.00), Additional Payoff 2 (30.00), and Additional Payoff 3 (40.00). Below these are three empty input fields highlighted with a red box.

Closing Costs Financed - This item is a fill-in field populated when the merge is finalized

Adjustments and Other Credits - This item is a fill-in field populated when the merge is finalized

This is a dialog box from Microsoft Word. The title bar says 'Microsoft Word'. The main text reads 'Enter Closing Costs Financed (Paid from your loan amount (Final))'. There is a text input field containing the number '50'. At the bottom, there are 'OK' and 'Cancel' buttons.

This is a dialog box from Microsoft Word. The title bar says 'Microsoft Word'. The main text reads 'Enter Amount of Adjustments and Other Credits #'. There is a text input field containing the number '0.00'. At the bottom, there are 'OK' and 'Cancel' buttons.

Closing Disclosure

- Date Issued - Today's Date
- Closing Date - Signed Date
- Disbursement Date - Origination Date

Loan Terms

Loan Number: L10000002 | Loan Status: Active | Borrower: Mr B Borrower | Special Status: -

Loan Type: Term / One Draw Loan | Signed Date: 4/15/2015 | Origination Date: 5/1/2015

Funded Amount: 10,500.00 | First Payment Date: 6/1/2015

Principal Balance: 8,793.75 | Maturity Date: 5/1/2016 | Odd Days: 0

Interest Method: Regular Periodic | Interest Rate: 0.000% / yr | Calculate daily rate based on: 360 days in year or 30 days in month

This loan will be adjustable after 0 Months | Calculate days in date range based on: Actual Days

Use Late Fee: After 15 Days Min \$ 0.00 Max \$ 0.00

- Settlement Agent - Person of Contact for assigned Vendor with type 'Title Agent'
- File # - Description of Assigned Vendor with type 'Title Agent'

Vendors

Primary	Type	Description	Vendor #	Vendor Name	POC	Fee
<input type="checkbox"/>	Title	File #123	V40000804	Title Co.	Title Woman	0.00
<input type="checkbox"/>	Escrow	Default Servicing Fee	V40000803	Escrow Source	Escrow Man	0.00
<input type="checkbox"/>	Servicing Compa...	Default Servicing Fee	V40000802	Outside Servicing Co.		0.00
<input checked="" type="checkbox"/>	Loan Officer	REP#12345	V40000801	My Loan Officer		0.00

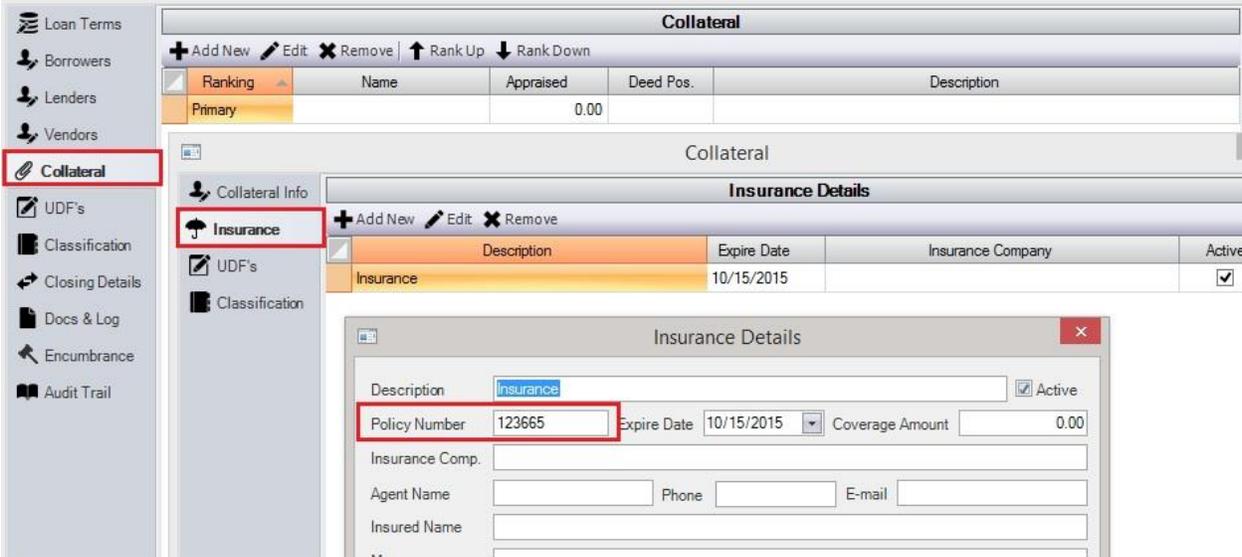
Vendor Type: Title | Description: File #123

Charge Fee: Fee 0.00 Flat When On All Payments Fee Type Servicing Fee

Bill From: Primary Lender

Take From Bucket: | Move To: |

MIC# - Primary Collateral Primary Insurance Policy Number



Merging the TRID Document

On the Mailings tab, click Finish & Merge → Edit individual Documents

