

Directory

OF MORTGAGE SERVICING
TECHNOLOGY

SERVICING MANAGEMENT

All The Tools Of The Trade

Look here to find the latest and best technology to employ in your shop.

Servicing Management features its annual Directory of Mortgage Servicing Technology. In it, you will find listings for companies that provide servicing platforms, modules, imaging tools, EBPP and everything else to help run your shop efficiently. Responses were based on timely fax and Web responses from our comprehensive database of service providers, which you can join by calling (203) 755-0158.



ACCESS BUSINESS TECHNOLOGIES

2868 Prospect Park Dr., Sacramento, CA 95670; (916) 636-5555; fax (916) 636-5449.

Contact: *Justin Kirsch*, chief executive officer.

E-mail: info@myabt.com

Web site: www.the-mortgage-experts.com

Offers mortgage servicing software with built-in core system integration. The company's Web-based mortgage servicing software, PowerCore, is easy to use, while providing advanced functions and features and quick implementation timelines.

ACCUPOST CORP.

8742 Lucent Blvd., Ste. 500, Highlands Ranch, CO 80129; (303) 978-1139; fax (303) 948-7068.

Contact: *Ellen Bossert*, marketing consultant.

E-mail: sales@accupostcs.com

Web site: www.accupostcs.com

AccuPost Post-Closing System - An enterprise software solution designed to help mortgage lenders better manage

post-closing activities to improve efficiencies, increase productivity and minimize the risks associated with non-compliance of loan documentation. Includes tools to facilitate loan document preparation, document imaging, exception handling, document review, government insuring, submission of loans and tracking shipments of physical loan documents. AccuPost offers post-closing services on an outsource basis that handle government insuring, document retrieval, assignment and release processing, portfolio due diligence, and MERS registration.

ACEX

18 South Michigan, Ste. 1200, Chicago, IL 60603; (312) 372-2292; fax (312) 853-4700. Contact: *Mary Hunter*, chief executive officer.

E-mail: mhunter@acex.info

Web site: www.acex.info

Manages industry, business and contact information maintenance needs in the default servicing industry. Improves the overall productivity of firms and lowers financial and client relationship risks by creating a collaborative environment both internally and externally throughout a partner/vendor network.

AP3 SOLUTIONS LLC

565 Marriott Dr., Bldg.1, Ste. 480, Nashville, TN 37214; (866) 636-1526; fax (615) 316-0659.

Contact: *Denis A. Brosnan Jr.*, executive vice president.

E-mail: info@ap3solutions.com

Web site: www.ap3solutions.com

A consulting firm that works with companies in the financial industry to develop and implement successful process-driven, rules-based workflow solutions. Provides strategic corporate performance and process improvement techniques that help customers optimize and streamline their business costs and improve service levels and business performance.

APPINTELL INC.

17 Research Park Dr., Weldon Spring, MO 63304; (800) 216-7062; fax (636) 329-0205.

Contact: *Leisa Gray*, vice president, business development.

E-mail: jmayo@appintell.com

Web site: www.appintell.com

A provider of fraud investigative services, including fraud detection systems, file review processes, training, due diligence audits, claim mitigation and property valuations. Offers Web-based, real-time data integrity filter systems.

APPLIED BUSINESS SOFTWARE

2847 Gundry Ave., Long Beach, CA 90755; (800) 833-3343; fax (562) 426-5535. Contact: *Steven Greene*, vice president, marketing.

E-mail: marketing@absnetwork.com

Web site: www.themortgageoffice.com

The Mortgage Office - Loan servicing software that services single or multi-lender loans, splits servicing fees, produces 1098s and 1099s, gets complete trust accounting per client, uses over 50 reports and notices, prints coupon books, payment receipts and statements and lender checks, collects and pays via ACH, tracks advances and calculates pay-offs. Includes automated default services and tracking, and additional modules include Regulation X-compliant escrow administration, collateralized mortgage obligations and regulation partnerships.

AQUBANC LLC

540 Hawthorne Rd., Buffalo Grove, IL 60089; (800) 350-4720; fax (877) 238-7813. Contact: *James S. Cowen*, vice president of sales.

E-mail: aqubanc@aqubanc.com

Web site: www.aqubanc.com

Offers payment, check remittance and exception processing solutions for mortgage and loan servicing organizations. Its systems post, deposit and image transactions, as well as track the coupon and excep-

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tions that come with check and remittance payments. Multiple desktop access to NCR iTRAN check image and page scanners are supported on Microsoft SQL Server, Windows, VBscript and CrystalReports platforms.

BASIS 100

PennCenter Four, Ste. 200, Pittsburgh, PA 15276; (412) 747-4700.

E-mail: smurin@basis100.com

A business solutions provider to the mortgage community that offers an array of collateral assessment solutions, from automated valuation models to full appraisals.

Basis Values - A Web-based delivery platform that incorporates ordering and delivery of collateral assessment solutions, allowing upgradeable solutions, customized business rule logic, risk mitigation, consistency of process and selection and bulk processing requests.

BENEDICT GROUP INC.

900 Small Dr., Elizabeth City, NC 27909; (877) 330-4892; fax (252) 330-4914.

Contact: *Guy Angione*,
vice president.

E-mail: bgiinfo@benedictgroup.com

Web site: www.benedictgroup.com

Loan servicing and accounting software for commercial, multifamily and consumer loans.

BILLMATRIX CORP.

8401 N. Central Expy., Ste. 700, Dallas, TX 75225; (800) 596-0221; fax (214) 750-2889.

Contact: *Jerry Portocalis*,
senior vice president.

E-mail: info@billmatrix.com

Web site: www.billmatrix.com

Provides outsourced payment services using the latest automated consumer interface technologies. Enables corporations in the mortgage, insurance and financial services industries to replace expensive, paper-based methods of remittance with a set of convenient, labor and cost-saving electronic transactions. Consumers are able to make payments in a private and secure manner, via the Internet and telephone, using a variety of credit card, debit/ATM card

and electronic check payment options. Maintains a fully staffed customer service organization to support both its clients and their consumers with any payment issues.

BUYBANKHOMES.COM

10385 Westmoor Dr., Westminster, CO 80021; (877) 854-6052; fax (720) 566-8106. Contact: *Bradlee Marick*, chief technology officer.

E-mail: sales@buybankhomes.com

Web site: www.buybankhomes.com

www.buybankhomes.com - A Web marketplace for showcasing foreclosed properties (REOs) online. Sellers pay a monthly fee to have their entire inventory of REO properties on the site. Buyers can search for free and register for e-mails of new listings. Vendors can advertise on the site and have direct links to their services.

COAST TO COAST MORTGAGE SERVICES

23461 S. Pointe Dr., Ste. 370, Laguna Hills, CA 92653; (800) 806-2471; fax (949) 595-7960.

Contact: *Lori Branson*,
national account manager.

E-mail: moreinfo@coast4u.com

Web site: www.coast4u.com

Provides nationwide evaluation and field services, as well as REO marketing/sales for residential and commercial properties.

COGENT ROAD INC.

4520 Executive Dr., Ste. 215, San Diego, CA 92121; (800) 848-3162; fax (858) 824-9213.

Contact: *William DiPaolo*,
vice president, sales and marketing.

E-mail: info@cogentroad.com

Web site: www.cogentroad.com

Provides e-business solutions that protect banks from loss by identifying potential errors in collateral valuation and inadvertent violations of predatory lending legislation. Helps banks push compliance auditing down to the origination level so all loans can be reviewed before purchase. If errors are discovered, the solution outlines how to repair it and provides the lender with a clean purchase.

COUNTY RECORDER SERVICES

1125 E. Broadway, #6, Glendale, CA 91205; (800) 616-4255; fax (888) 291-1887.

Contact: *Jeremy Williams*, president.

E-mail: sales@countyrecorder.com

Web site: www.countyrecorder.com

Offers perfection of the assignment chain, document retrieval and title policy retrieval.

CREDIT PLUS INC.

530 Riverside Dr., Salisbury, MD 21801; (800) 258-3488; fax (800) 258-3287. Contact: *Allen Johnson*, national marketing executive.

E-mail: allen@creditplus.com

Web site: www.creditplus.com

Offers online credit reports, scoring products (ScoreWizard) and bundled services, including floods, tax return verifications, AVMs, insured AVMs and mortgage loan reports.

CSW

125 Cambridge Park Dr., Cambridge, MA 01240; (617) 354-1400; fax (617) 498-0959. Contact: *Terry Loeb*, vice president.

E-mail: customerservice@cswwcasa.com

Web site: www.cswwcasa.com

Offers portfolio valuation services to mortgage lenders, servicers and bulk traders who need an accurate and low-cost means of updating, validating or scoring values for large numbers of homes that serve as collateral for loans or mortgage-backed securities. Customers can choose either the CASA engine (CASA PVS) or some or all elements of the REDEX Library (REDEX PVS) to fulfill their portfolio valuation needs.

DECADE SYSTEMS CORP.

13901 Sutton Park Dr. S., Ste. 320, Jacksonville, FL 32224; (904) 482-4200; fax (904) 482-4220. Contact: *Nicholas Callahan*,

sales support consultant.

E-mail: ncallahan@decadesystems.com

Web site: www.decadesystems.com

Provides enterprise business connectivity solutions throughout the mortgage value chain, covering all aspects of retail, wholesale and correspondent lending.

TEDI (Total Enterprise Data Integration)

- A data integration application that enables users to establish a technology infrastructure that seamlessly links its disparate business applications, both internal and external, into one system. Allows processes and data to be shared across enterprises and with customers and business partners, such as loan officers in the field, mortgage brokers or correspondents.

DRI MANAGEMENT SYSTEMS INC.

1451 Quail St., Ste. 100, Newport Beach, CA 92660; (949) 553-1440; fax (949) 553-0757.

E-mail: tony@drimgmt.com

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Web site: www.drimanagement.com
Default management software, in a new SQL version, that processes bankruptcy, foreclosure, loss mitigation, REO and claims.



FICS

14285 Midway Rd., Ste. 200, Addison, TX 75001; (972) 458-8583; fax (972) 458-0863. Contact: *Barry Malone, vice president, sales.*

E-mail: fics@loanware.com

Web site: www.loanware.com

Mortgage Servicer - Provides complete automation and seamless dataflow for every step of the mortgage servicing process.

eStatus - Allows borrowers to access their current balances, history, YTD totals and due dates, as well as make payments online.

Commercial Servicer - Manages multi-family and commercial loans. Designed for the unique challenges of servicing complex commercial real estate loans.

LoanStat - Allows borrowers to access their commercial mortgage loan information online.

Radstar - Provides integrated imaging with all FICS products.



FIDELITY INFORMATION SERVICES

601 Riverside Ave., Jacksonville, FL 32204; (904) 854-5043; fax (904) 854-4124. Contact: *Michelle Kersch, director, marketing and corporate communications.*

E-mail: michelle.kersch@fnf.com

Web site:

www.fidelityinfoservices.com

Mortgage Servicing Package - A comprehensive, dependable and versatile mortgage servicing system that supports the complete process from loan boarding to collections to payoff. Automates critical functions and provides tools that enable users to offer customer support and cross-selling opportunities. Processes residential mortgages with a total balance exceeding \$2.9 trillion.

FIDELITY NATIONAL AGENCY SALES & POSTING

2510 N. Red Hill Ave., Santa Ana, CA 92705; (949) 622-4660; fax (949) 622-3953. Contact: *Marco Brenes, president.*

E-mail: info@fnfs.net

Web site: www.default.fnf.com

Provides comprehensive posting and publishing services for the foreclosure industry and conducts trustee sales and foreclosure auctions. Reviews all pertinent legal regulations, and posts and publishes each foreclosure notice accordingly. Processes more than \$2 billion in real estate trustee sales annually.

FIDELITY NATIONAL ASSET MANAGEMENT SOLUTIONS

10385 Westmoor Dr., Ste. 100, Westminster, CO 80021; (800) 430-3320; fax (720) 566-8100. Contact: *Tom DiMercurio, president.*

E-mail: info@fnfs.net

Web site: www.fnams.com

Provides REO asset disposition through a combination of experience, nationwide title resources and leading-edge technology. Can resolve title impediments and manage the closing process quickly, efficiently and cost effectively, reducing the overhead and severities for lenders and servicers. Has established working relationships with more than 24,000 REO brokers nationwide.

FIDELITY NATIONAL DEFAULT SOLUTIONS

5599 San Felipe, Ste. 1400, Houston, TX 77056; (713) 986-0790; fax (949) 474-7620. Contact: *Laura A. Miraglio, director of marketing.*

E-mail: info@fnfs.net

Web site: www.fnf.com

Provides comprehensive products and services custom-tailored to meet all default needs, from initial inspection to final release. Each division of FNDS provides products and services that can be ordered individually, or as part of a complete, integrated solution. Proprietary technology provides effi-

cient, real-time desktop ordering and delivery systems.

FIDELITY NATIONAL FIELD SERVICES

30825 Aurora Rd., Ste. 140, Solon, OH 44139-2733; (440) 424-0058; fax (440) 424-0073.

Contact: *Marc Insul, president, chief operating officer.*

E-mail: info@fnfs.net

Web site: www.fnfieldserv.com

Offers property inspection and preservation services through a nationwide network of more than 3,500 independent property inspectors and over 1,000 insured independent property preservation contractors. Currently processes over 300,000 inspection orders and 10,000 property preservation orders each month.

FINANCIAL DIMENSIONS INC.

41 Terence Dr., Pittsburgh, PA 15236; (800) 858-9808; fax (800) 783-3745.

Contact: *William Porter, executive vice president,*

business development.

E-mail: billp@financialdimensions.com

Web site:

www.financialdimensions.com

Provides credit reports, flood zone determinations, title services, appraisals, closings, post-closing file review, government insuring, assignment preparation, lien-release preparation, recording services and nationwide document retrieval of assignments, title policies and mortgages.

FIRST AMERICAN CREDCO

12395 First American Way, Poway, CA 92064; (619) 938-7747; fax (619) 938-7080. Contact: *Michelle Pinnix, senior vice president,*

portfolio solutions.

E-mail: contactus@firstam.com

Web site: www.credco.com

Offers portfolio services, comprised of three solutions. Account Monitoring alerts users when a consumer's credit file is updated. For instance, if a new credit inquiry appears on a customer's file, indicating the consumer may be shopping for a better rate, the user can act proactively to retain their business. Batch and Append delivers compiled data about consumers within a portfolio, allowing users to target the right consumer with the right product at the right time. Portfolio Credit Review provides an up-to-the-minute overview of the credit risk associated with the total portfolio for valuation purposes.

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FIRST AMERICAN REAL ESTATE INFORMATION SERVICES

8435 N. Stemmons Freeway, Dallas, TX 75247; (214) 229-8426; fax (214) 879-4627. Contact: *Gerry Smith, senior vice president, marketing.*

E-mail: gesmith@firstam.com

Web site: www.firstam.com

The company's Mortgage Information Services Group provides next-generation loan servicing technology and services to the mortgage industry, including tax reporting, tax outsourcing and certification solutions, commercial tax and tax evaluation services, flood compliance, field inspections, national default outsourcing, and loss mitigation and default management solutions. Default technologies include CMAX, foreclosure claims processing; DAISY, Data Access Information System; DAISY Web-based workstations; NDS, national default system; iClear, invoice management system; and the VendorScape/CMS referral system. Also offers online ordering and delivery services, such as Impact Tax, which delivers the ability to order and receive flood and tax information simultaneously.

FISERV MORTGAGE SERVICING SYSTEMS

1818 Commerce Dr., South Bend, IN 46628; (574) 282-3300; fax (574) 282-3366.

Contact: *Sadu Thinakal, president.*

E-mail: sadu.thinakal@mortgageserv.com

Web site: www.fiserv.com

MortgageServ - A fully integrated, browser-based solution for mortgage and equity line of credit servicing and management. Operates in real time to provide fast transaction updates, task tracking and work queuing. Includes private-label subservicing support, integrated default management and subprime functionality within the core system. Also streamlines default processing by connecting default and servicing participants via the Internet for work sharing and loss mitigation.

FNC INC.

606 Van Buren Ave., Oxford, MS 38655; (662) 236-2020; fax (662) 236-2037. Contact:

Charles Hurst, national sales director.

E-mail: jennifer@fncinc.com

Web site: www.fncinc.com

CMS - A secure back-office platform for managing collateral services suppliers. Turns paper documents into accessible electronic data and streamlines services procurement by applying business rules and analytics to workflow. CMS works in conjunction with AppraisalPort, TitlePort and InspectionPort, the company's vendor-neutral workflow portals linking lenders to collateral services vendors.

FORT KNOX NATIONAL CO.

400 Ring Rd., P.O. Box 1270, Elizabethtown, KY 42702-1270; (877) 692-6071; fax (888) 830-4501.

Contact: *Darcy Locke, client relations manager.*

E-mail: dlocke@fortknoxnational.com

Web site: www.fortknoxnational.com

TruePay 5.0 - A single-source electronic payment solution, fully integrating consumer payment origination, remittance, reporting and support. With a full suite of servicers, including multiple payment channels, methods and schedules, users can tailor its features to accomplish unique electronic payment goals. Reduces in-house service costs, adds consistent revenue throughout the lives of loans and reduces delinquency rates for better portfolio performance. Users can offer recurring payment as mortgage acceleration and keep the consumer enrollment revenue or eliminate recurring enrollment fees to increase adoption and reduce collections and delinquencies.



GCC SERVICING SYSTEMS

GCC SERVICING SYSTEMS

24370 Northwestern Hwy., #300, Southfield, MI 48075; (800) 444-2667; fax (248) 352-1988. Contact: *Glenn Liebowitz, president.*

E-mail: glenn@gccservicing.com

Web site: www.gccservicing.com

A mortgage servicing technology and service provider that automates all aspects of loan servicing and data management for banks, credit unions and mortgage companies. Provides a Windows-based system that offers easy

navigation, flexibility, 24/7/52 accessibility and comprehensive customer support.

GEOTRAC

3900 Laylin Rd., Norwalk, OH 44857; (800) 436-8722; fax (419) 668-9266.

Contact: *Karen Kiedrowicz, vice president, service and sales.*

E-mail: karen@geotrac.com

Web site: www.geotrac.com

In addition to flood compliance services and commercial risk analysis, the company offers traditional and alternative settlement products through OnePointCity, its Web-based transaction management system. OnePointCity gives users access to credit reports, collateral valuations, property and title information, flood compliance, and loan closing services, including recording, disbursement, escrow and execution. Delivers reliable connectivity, time-saving vendor management tools and consolidated billing for maximum efficiency in loan closings.

GHR SYSTEMS INC.

640 Lee Rd., Wayne, PA 19087; (800) 969-8551; fax (610) 540-0041.

Contact: *Brent Cavan, senior vice president, business development.*

E-mail: mktg@ghrsystems.com

Web site: www.ghrsystems.com

Provides browser-based and client server platforms and applications for originating, processing and closing loans for the residential mortgage industry. Users employ the company's technology and services to better market, sell and close loans through all distribution channels, including wholesale, retail, consumer direct and correspondent.

GOLDENOMEGA.NET

5049 Robert J. Mathews Pkwy., Ste. 400, El Dorado Hills, CA, 95762; (916) 939-7083; fax (916) 939-7092.

Contact: *Tim Pereira, president.*

E-mail: timi@goldenomega.net

Web site: www.goldenomega.net

i-servicing.net - Windows loan servicing/loan accounting software with trust accounting, check writing, reporting and bank account reconciliation.

i-trus.net - Windows trust accounting/custodial software maintaining a strict audit trail of transactions with subsidiary ledgers for each client.

HARLAND FINANCIAL SOLUTIONS

11980 NE 24th St., Bellevue, WA 98005;

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(800) 569-1234; fax (425) 827-0927. Contact: *Tina Ferguson, loan servicing product team.*

E-mail: interlinq.sales@harlandfs.com

Web site:

www.harlandfinancialsolutions.com

INTERLINQ - A loan servicing system that helps users manage both customer and investor relationships, employing a comprehensive set of intuitive, tightly integrated loan administrative modules that mirror the staffing functions of servicers, making the system easy to learn and use. All modules work together to focus on the customer while reducing the overall cost of servicing. The newest module enables servicers to better manage defaulted loans and get those loans back on track.



HOMETRACKER

15851 Dallas Pkwy., Ste. 308, Addison, TX 75001; (888) 676-9200. Contact: *Lydia Chase, vice president.*

E-mail: sales@hometracker.com

Web site: www.hometracker.com

HomeTracker Asset Center - A Web-based workflow and document management application for REO assets. Combines the ease of use of the Internet with a secure database to meet information and communications needs. From inspections to appraisals to sales and closings, the system improves operational efficiency, increases productivity, reduces costs and maximizes sales prices, while providing full reporting, quality controls and oversight to reduce risks.

INTERNATIONAL MARKETING & ADMINISTRATIVE COMPANY

3 Kay Drive, Randolph, MA, 02368; (781) 963-2249;

fax (781) 963-7075.

Contact: *Norman S. Klayman, principal.*

E-mail: nklayman@imaco.com

Web site: www.imaco.com

Develops and markets insurance programs

to mortgage servicers. Employs a unique customer appreciation approach to create customer retention and generate non-interest fee income for institutions.

INSURELUTIONS INC.

P. O. Box 298, Gulf Shores, AL 36547; (866) 294-4088; fax (205) 655-2588.

Contact: *Larry Cason, president.*

E-mail:

larry.cason@insurelutions.com

Web site: www.insurelutions.com

Provides services to mortgage servicers that include due-diligence, RFP preparation, virtual tours, outsourcing implementation, rate negotiation, risk-management and on-going field service in the areas of lender-placed insurance and customer service applications.

LANDAMERICA LERETA

1123 S. Parkview Dr., Covina, CA 91722; (626) 332-1942; fax (626) 332-6942.

Contact: *Virginia Kineston, vice president, national sales manager.*

E-mail: vkinston@lereta.com

Web site: www.lereta.com

A provider of real estate tax, flood zone determination and bundled services. The company has nine regional operating centers located in Florida, Texas, Illinois, Washington, Pennsylvania, New York, Colorado and California to provide nationwide services to customers. Customized tax service programs meet individual customers' needs, including full outsourcing. The flood certification program provides easy connectivity via the Internet and electronic batch processing. Provides instant certifications in most cases and 24-hour turnaround with outstanding accuracy.

LENDER SUPPORT SYSTEMS INC.

8265 Vickers St., Ste. A, San Diego, CA 92111-2106; (858) 268-7100; fax (858) 268-7111. Contact: *Dan DeMarco, executive vice president.*

E-mail: sales@lendersupport.com

Web site: www.lendersupport.com

LOANbase Servicer - A software system that helps manage loan portfolios and attract investor sources of funds. Offers 700 menu selections, dozens of loan plans and 260 reports for tracking. Payments can be entered in seconds or imported from another computer source. It is complete with collections/inquiry screens and prints reports, letters, payment coupon books, ledgers, labels, statements and checks. Also offers compliance updates, audit trails and security features.



LOAN PROTECTOR INSURANCE SERVICES

6325 Cochran Rd., Ste 1, Solon, OH 44139; (440) 498-9367; fax (440) 498-9370. Contact: *Ron Wiser, president.*

E-mail:

marketing@loanprotector.com

Web site: www.loanprotector.com

Web-based delivery of outsourced insurance tracking and escrow services, allowing viewing of original document images organized in an intuitive manner, as well as full navigation of Web links between loans, collaterals, policy records and images.

LOGS FINANCIAL SERVICES INC.

4201 Lake Cook Rd., 2nd Fl., Northbrook, IL 60062; (847) 291-9100; fax (847) 291-1039. Contact: *Gerald Alt, chief operating officer.*

E-mail: info@logs.com

Web site: www.logs.com

Provides lender services and Web-based solutions for improving performance and profitability while mitigating risk and curbing expenses.

Catapult - A suite of integrated, Web-based applications that streamline delinquent loan-portfolio liquidation by integrating document imaging and data management. Includes tools for reporting and tracking delinquent loans, creating and retrieving documents, making title orders concurrently with referrals, tracking invoices, identifying loss mitigation opportunities, indexing county recorder requirements, and assessing field counsel and trustee performance. The suite has forced-workflow, which ensures filings are timely and accurate. The application allows users to choose from hundreds of law firms, title companies and trustees.

LONDON BRIDGE GROUP

3550 Engineering Dr., Ste. 200, Norcross, GA 30092; (770) 810-8301; fax (770) 810-8381. Contact: *Joan McGowan, communications and marketing group manager.*

E-mail: lbginfo@lbss.com

Web site: www.london-bridge.com

FORTRACS/LenStar - An end-to-end solution for complete automation of the default process. Controls cross-company business processes using advanced work-

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flow tools and connects to all major service companies and over 700 service providers in an open exchange.

The Construction Lender (TCL) - Manages disbursements, Web property inspections and document tracking for residential and commercial construction loans.

McCRACKEN FINANCIAL SOFTWARE INC.

8 Suburban Park Dr., Billerica, MA 01821; (800) 933-4470; fax (978) 439-9068. Contact: *Mica Moseley, vice president of sales.*

E-mail: salesinfo@mccrackenfs.com

Web site: www.mccrackenfs.com

Provides enterprise software and technology solutions to the commercial real estate servicing industry that reduce costs and risk and help users take advantage of new opportunities. Clients include mortgage bankers, banks, insurance companies, thrifts and government agencies.

McDONALD COMPUTER CORP.

21411 Civic Center Dr., Ste. 100, Southfield, MI 48076; (248) 350-9290; fax (248) 356-3430. Contact: *Jim C. McDonald, chief executive officer.*

E-mail: jimc.mcdonald@mcdonaldcomputer.com

Website: www.mcdonaldcomputer.com

Servicing/T.I.M.E. - A complete servicing platform for mortgage bankers, with major modules including inquiry, file maintenance, cash processing, investor reporting, escrow, customer service, collections and default. Year-end processing includes initialization of files, annual statement, IRS reporting and escrow analysis.

Myloaninfo - The e-servicing component of the Servicing/T.I.M.E. platform which provides a customer service Web site capability that is integrated into the customer service and transactional systems of Servicing/T.I.M.E.

MERS INC.

1595 Spring Hill Rd., Ste. 310, Vienna, VA 22182; (800) 646-6377; fax (703) 748-0183. Contact: *Doug Danko, vice president, sales and marketing.*

E-mail: dougd@mersinc.org

Web site: www.mersinc.org

Eliminates the need to prepare and record assignments when trading mortgage loans by acting as mortgagee for all MERS members in the county land records. The legal mortgagee interest in the land records never changes when the loan is traded. Tracks ownership interests and servicing rights for loans with products including MERS Commercial, MERS OnLine, MERS 1-2-3 and MERS eRegistry.

MIDLAND LOAN SERVICES INC.

10851 Mastin Blvd., Overland Park, KS 66210; (913) 253-9100; fax (913) 253-9733. Contact: *Timothy Mazzetti, executive vice president.*

E-mail: tmazzetti@midlandls.com

Web site: www.midlandls.com

Shared Servicing - A comprehensive solution that delivers Enterprise! on a secure, hosted basis, with the option to outsource selected servicing functions to the company in a private-label setting.

Enterprise! - A browser-based platform that fully integrated the management of the commercial mortgage life cycle. Supports a single electronic loan file wherein all data, images and reports are stored in a paperless and secure environment. With a highly normalized data model, the product supports the most complex loan and deal structures.

MORGATECH

8001 Irvine Center Dr., 4th Fl., Irvine, CA 92618; (949) 754-3145; fax (949) 754-4001. Contact: *Kendall Bond, chief executive officer.*

E-mail: kendall@morgatech.com

Web site: www.morgatech.com

MORGATECH 3.0 - Offers easy-to-manage, Web-based access to vital file information. Processes release and assignment instruments nationwide, meeting all jurisdictional requirements, and can outsource files at any point in the process. Reduces data entry cost with data import procedures, improves quality control with expansive reporting, compliance control and user help systems, and consolidates departments such as document production and customer service. Users can manage research/document retrieval online, as well as easily track documents with bar codes. Also images files for long-term storage and easy retrieval.

MORTEK LLC

23282 Mill Creek Rd., Ste. 350, Laguna

Hills, CA 92653; (866) 667-8354; fax (949) 206-0064. Contact: *Sherman Gore, president.*

E-mail: sales@mortek.com

Web site: www.mortek.com

Reseller for Aspen Grove workflow products, migrating Aspen Grove data to various import formats and servicing software data to Aspen Grove hosted systems. Offers custom default servicing application development, workflow analysis and development, electronic default portfolio skip tracing and skip trace data transfer software.

MORTGAGE DATA MANAGEMENT CORP.

325 Forest Grove Dr., Pewaukee, WI 53072; (262) 695-7055; fax (262) 695-7069. Contact: *Doug Lackey, president.*

E-mail: info@mdmc.com

Web site: www.mdmc.com

Provides underwriting due diligence, servicing acquisition due diligence, portfolio analysis, servicing data exception reporting, FNMA/FHLMC securitization services, sub-prime underwriting, home equity loan underwriting and HMDA data collection.

MSTD INC.

210 E. Redwood St., Ste. 100, Baltimore, MD 21202; (410) 837-0161; fax (410) 752-1111. Contact: *Cam Melchiorre, executive vice president, marketing and business development.*

E-mail: info@mstdinc.com

Web site: www.bitb.net

BackInTheBlack - A collection and loss mitigation application that includes the Global Default System (GDS), a default tracking system for collections, loss mitigation, foreclosure and bankruptcy. The product's control of rules, roles and risk allows mortgage servicers to manage the default process more efficiently, while staying compliant with investor and insurer guidelines. The Web platform is open to third-party service providers and all entities involved in the default process.

MULTI-FINANCIAL SERVICES CO. INC.

2580 Care Dr., Ste. 2, Tallahassee, FL 32308; (800) 326-4112; fax (850) 656-3655. Contact: *Don Wallace, sales manager.*

E-mail: donw@thetrakker.com

Web site: www.thetrakker.com

Offers a Windows-based program that is fully networked, with no charge for workstation add-ons and free technical support and upgrades.

Directory

OF MORTGAGE SERVICING TECHNOLOGY

NATIONAL RECONVEYANCE CENTER

249 N. Brand Blvd., #311, Glendale, CA 91203; (800) 681-4008; fax (888) 419-3730. Contact: *Jeremy Williams, president*. E-mail: sales@nationalreconveyance.com Web site: www.nationalreconveyance.com Offers reconveyance and assignment preparation, recordation in all 50 states and trustee services in all trustee states.

NATIONWIDE TITLE CLEARING

2100 Alt. 19 North, Palm Harbor, FL 34683; (800) 346-9152; fax (727) 772-1950. Contact: *Jim Hillman, vice president, new business development*. E-mail: sales@nwtc.com Web site: www.nwtc.com

An outsource company with nationwide coverage, specializing in the processing of lien releases, assignments, recordation of documents, and the timely document retrieval/research of recorded documents and title policies in all jurisdictions.

NTC Online - A document-process control system that works as an extended workstation in a servicer's ship. Enables users to check on the progress of files and view images of recorded documents with a click of the mouse.

NEWINVOICE/NEWIMAGE EXPRESS

9 Dunwoody Pk. S., Ste. 107, Atlanta, GA 30338; (678) 405-3600; fax (678) 805-0233. Contact: *Mike Jurkovic, vice president, client development*.

E-mail: customercaregroup@newinvoice.com Web site: www.newinvoice.com

NewInvoice - A comprehensive e-commerce solution, standardizing all default vendor invoices while eliminating duplicates and data entry. A bi-directional interface allows users to seamlessly connect with mortgage servicing platforms and a provider network of over 700 vendors.

NewImage Express - Incorporates the auditable process of converting paper documents to images, or uses a company's existing images and electronically delivers

and tracks referral packages or other types of documents to any vendor. Delivers imaged documents in minutes.

OCWEN TECHNOLOGY XCHANGE

1675 Palm Beach Lakes Blvd., West Palm Beach, FL 33401; (800) 236-5557; fax (561) 682-8166. Contact: *Ralph Behmoiras, vice president, sales and marketing*.

E-mail: inof@otx.com

Web site: www.otx.com

Provides advanced e-commerce and software solutions to the mortgage and real estate industries that automate time-consuming processes.

ORION FINANCIAL GROUP INC.

2860 Exchange Blvd., Ste. 100, Southlake, TX 76092; (817) 424-1175; fax (817) 424-3762. Contact: *Mike Wileman, president*.

E-mail: mew@orionfgi.com

Web site: www.orionfgi.com

Specializes in assignment, satisfaction and document retrieval services. DocPro!, the company's proprietary software, handles high volumes with minimal rejections.

PROCTOR FINANCIAL INSURANCE

295 Kirts Blvd., Troy, MI 48084; (248) 269-5648; fax (248) 269-5735. Contact: *Sari Stefancin, director of marketing*.

E-mail: sari@pfic.com

Web site: www.pfic.com

Specializes in lender-placed hazard and flood insurance, as well as tracking. For larger portfolio needs, the company works closely with major servicing systems to ease the transfer of lender-placed hazard insurance for lender partners. Several tracking options are available to suit various needs.

QMCI CALIFORNIA INC.

1917 Palomar Oaks Way, Ste. 310, Carlsbad, CA 92008; (760) 431-4343; fax (760) 431-5388. Contact: *Julie Roloff, director, business development and client services*.

E-mail: help4you@qmca.com

Web site: www.qmca.com

A nationwide consulting and outsourcing firm, providing tactical and support services in all areas of loan servicing. Offers specialized resources for cyclical process increases, conversions, ARM audits, year-end activities and bank reconciliations. Outsourcing services include investor accounting and quality control.

REALTYDEBTRELIEF

10385 Westmoor Dr., Ste. 100, Westminster, CO 80021; (800) 436-1719; fax (720) 566-8133. Contact: *Patty Wachter, loss mitigation manager*.

E-mail: pwachter@fnf.com

Web site: www.realtydebtrelief.com

Provides assistance to lenders and borrowers in mitigating loss due to delinquency and pending foreclosure action. Acts as a liaison between bank, borrower and broker/agent to achieve a successful solution for all parties through short sale or deed-in-lieu transactions. Offers options to restructure, reduce or eliminate borrowers' debt liability and protect credit ratings.

RES.NET

25391 Commercentre Dr., 2nd Fl., Lake Forest, CA 92630; (949) 598-9920; fax (949) 598-9960. Contact: *Todd R. Moberaten, marketing director*.

E-mail: tmoberaten@res.net

Web site: www.res.net

Tracks and monitors REO files from foreclosure through closing.

SCRUBYOURDATA

23282 Mill Creek Rd., Ste. 350, Laguna Hills, CA 92653; (949) 206-0084; fax (949) 205-0055. Contact: *Sherman Gore*.

E-mail: sales@scrubyourdata.com

Web site: www.scrubyourdata.com

QuickScrub - Credit bureau-based product that uses clients' existing code (or one created for them) to pull results on subjects and interpret, organize and format the results in a more useable, coherent report.

SkipScrub - Subject, neighbor and relative information for each file. Compiled and formatted in an easy-to-read report.

Verified Skip - Provides verified information on subject phone number, address, etc.

T S RECOVERY GROUP

3715 Kingman Blvd., Des Moines, IA 50311; (515) 778-3278; fax (515) 274-0590. Contact: *John Davis, partner*.

E-mail: johndavis247@hotmail.com

Specializes in recovering property that is lost through the tax sale process. Provides service in 30 states, and fees are based upon contingency of overturning the tax deed.

TITANIUM SOLUTIONS

5225 W. Wiley Post Way, Ste. 150, Salt

Directory

OF MORTGAGE SERVICING TECHNOLOGY

Lake City, UT 84116; (801) 322-4442; fax (801) 322-4448. Contact: *Todd Sibley, chief executive officer.*

E-mail: tsibley@titaniuminc.com

Web site: www.titaniuminc.com

Loss mitigation services for mortgage servicers.

TRAKKER LOAN SERVICING SOFTWARE

2580 Care Dr., Ste. 2, Tallahassee, FL 32308; (800) 326-4112; fax (850) 656-3655. Contact: *Don Wallace, sales manager.*

E-mail: sales@thetrakker.com

Web site: www.thetrakker.com

Offers complete Windows loan servicing software that is fully networkable with free tech support and upgrades. Includes Crystal Reports, automated coupon printing, collection systems, escrow analysis, 250 user defined fields, tracking for regularly amortized, simple interest and variable rate loans, import and export information, and more.

TRIAD GUARANTY INSURANCE CORP.

101 S. Stratford Rd., Winston-Salem, NC 27104; (800) 451-4872; fax (336) 723-2824.

Contact: *Jerrold C. Schwartz, vice president, marketing.*

E-mail: triad@tgic.com

Web site: www.triadguaranty.com

Offers private mortgage insurance to residential mortgage lenders nationwide.

TAXI - An Internet tool that provides assistance with critical mortgage insurance re-

lated tasks, offering Web access and online functionality for MI submissions, claims and defaults, contract underwriting, servicing and risk-sharing performance reports 24/7 with no software to install.

eU Xpress - A Web-based application which provides a direct seamless route to the company's contract underwriting using Freddie Mac's Loan Prospector and Fannie Mae's Desktop Underwriter.

TRISTAR FINANCIAL INSURANCE AGENCY INC.

5408 W. Plano Pkwy., Plano, TX 75093; (800) 874-7544; fax (972) 713-0587. Contact: *Mark Pearce, director of system services.*

E-mail: markp@tristarmga.net

Web site: www.tristarmga.net

Provides residential, commercial and automobile insurance tracking services to financial institutions.

U.S. RECORDINGS

2925 Country Dr., St. Paul, MN 55117; (877) 272-5250; fax (651) 482-1364. Contact: *Patrick Oven, chief operating officer.*

E-mail: pat.oven@usrecordings.com

Web site: www.usrecordings.com

Records mortgage and transfer documents, releases, satisfactions and assignments for residential and commercial lenders using traditional paper and e-recording processes. Operates with a virtual backroom, online data and images, and immediate Internet access tracking.

VENTURE ENCODING

4401 Cambridge Rd., Fort Worth, TX 76155; (817) 283-9500; fax (817) 868-1729. Contact: *Jim Linker, marketing administrator.*

E-mail: info@venture-encoding.com

Web site: www.venture-encoding.com

Provides paper and electronic payment

documents to the financial industry. Products include billing statements, compliance documents, payment books and other mission-critical documents. VentureAccess provides online production information and statement view/re-print capabilities. Mail Tracking provides cost savings through collection call reduction and lockbox auditing. Electronic solutions include e-statement presentment with e-pay options and e-mail notification of delivery.

VEROS SOFTWARE

15520-J Rockfield Blvd., Irvine, CA 92618; (866) 458-3767; fax (949) 250-4460. Contact: *Dave Rasmussen, vice president of sales.*

E-mail: info@verovalue.com

Web site: www.verovalue.com

Provides automated valuation solutions with meaningful confidence scores and high usable hit rates. Currently delivers property valuations in 40 states and over 600 counties nationwide.

VeroVALUE - Generates property fitness analytics, fraud detection, price trend information and secured valuations.

VeroFORECAST - An analytical tool that estimates future values and market stability.

WALZ POSTAL SOLUTIONS

1588 South Mission Rd., Ste. 110, Fallbrook, CA 92028; (760) 728-0565; fax (760) 728-5604.

Contact: *Rod Walz, vice president, business development.*

E-mail: sales@walzgroup.com

Web site: www.walzpostal.com

Produces a variety of standard forms that decrease the cost of certified mail. Also provides secure, closed-loop mailing services for certified mail and other confidential or private mail.