

# Technology Tools For The New Servicing Environment

From core servicing platforms, default modules and short-sale technology to automated valuation models, compliance checks and document services, vendors have you covered.

#### Access Business Technologies

850 Iron Point Rd., Ste. 100, Folsom, CA 95630

☎ (888) 636-5426

☎ (916) 248-7943

👤 *Chris Schwartz-Edmisten, vice president, sales and marketing*

✉ chris@myabt.com

🌐 www.myabt.com

Offers the Interlinq Loan Servicing software on a software-as-a-service platform. Integrates with core processing systems and offers fulfillment of customized report requests.

#### Allison Payment Systems LLC

2200 Production Dr., Indianapolis, IN 46241

☎ (800) 755-2440

☎ (317) 808-2477

👤 *Kevin Thomas, vice president, sales and marketing*

✉ sales@apsllc.com

🌐 www.apsllc.com

Specializes in transactional print and mail, as well as electronic document delivery and management.

#### AllRegs

2975 Lone Oak Dr., Ste. 140, Eagan, MN 55121

☎ (800) 848-4904

☎ (651) 686-0906

👤 *Krista Sabol, director, marketing and communications*

✉ help@allregs.com

🌐 www.allregs.com

An online source of reference information for the mortgage industry that is used by the top 100 lenders and throughout numerous governmental agencies. AllRegs is the exclusive electronic publisher of Fannie Mae and Freddie Mac's single and multi-family seller/servicer guides, the FHLB's MPF program guidelines, and more.

#### Altisource Portfolio Solutions

2015 Vaughn Rd. N.W., Bldg. 400,

Kennesaw, GA 30144

☎ (561) 682-7720

☎ (561) 682-7340

👤 *James Zeldin, senior vice president, sales*

✉ businessdevelopment@altisource.com

🌐 www.altisource.com

**REALServicing** - A residential mortgage servicing platform used for loan administration, customer service, cashiering, escrow, investor accounting/reporting, default and REO management.

**REALResolution** - A loss mitigation and home retention platform.

**REALTrans** - An automated order and vendor management platform providing a business-to-business exchange to simplify ordering, tracking and completion of services by vendor networks.

**REALRemit** - An e-invoice presentment and payment system designed to streamline and automate invoice generation, presentment, processing, approval and payment.

**REALDoc** - A correspondence and storage management system that is designed to streamline high-volume document generation, distribution, archival and retrieval.

**REALSynergy** - An automated commercial real estate and multifamily loan servicing platform.

#### Applied Business Software Inc.

2847 Gundry Ave., Long Beach, CA 90755

☎ (800) 833-3343

☎ (562) 426-5535

👤 *Aj Poulin, national sales*

✉ leadsmanagement@absnetwork.com

🌐 www.themortgageoffice.com

Offers a suite of software products for the mortgage servicing industry via a Windows-based application.



ASSURANT

Specialty Property

#### Assurant Specialty Property

260 Interstate N. Circle S.E., Atlanta, GA 30339-2210

☎ (800) 548-3223

☎ (714) 569-3106

👤 *Jody Gunderson, vice president, sales*

✉ jody.gunderson@assurant.com

🌐 www.assurantspecialtyproperty.com

A provider of lender-placed hazard insurance protection, tracking, processing and outsourcing solutions. In addition to its claims catastrophe Web site and other Web-based, interactive information sites, the company offers an array of proprietary systems and software.

#### AVMax/R.J. Peters Associates Inc.

97 Blakely Rd., Ste. 210, Colchester, VT 05446

☎ (866) 342-8629

☎ (802) 860-7572

👤 *Robert Cranston, vice president*

✉ info@avmax.net

🌐 www.avmax.net

Offers AVMax, a hybrid AVM for collateral valuation that uses proprietary index and hedonic methodologies.

#### Back To Basics Inc. - MORSERV

5080 Pinehurst Ter., Birmingham, AL 35242-3058

☎ (205) 981-0190

☎ (205) 991-8603

👤 *Wilson Hauck, president*

✉ wlhauck@morserv.com

🌐 www.morserv.com

Provides loan servicing software that includes posting payments received, escrow management, borrower history statements, delinquent

# Directory

## SERVICING MANAGEMENT®

### ◆ MORTGAGE SERVICING TECHNOLOGY

notices, investor reporting, 1098 printing and many other functions.

#### **Balboa Insurance Group**

3349 Michelson Dr., Ste. 200, Irvine, CA 92612

☎ (949) 222-8000

☎ (949) 222-8714

👤 *Mark A. McElroy, president, financial institutions*

✉ markamcelroy@balboainsurance.com

🌐 www.balboainsurance.com

Offers technologies such as TrackSource and ClientSource, which are designed to enhance the lender-placed hazard insurance function.

#### **Byte Mortgage Software**

12020 113th Ave. N.E., Ste. 270, Kirkland, WA 98034

☎ (800) 695-1008

☎ (425) 823-3042

👤 *Gail Joyce, business development, national sales manager*

✉ sales@bytesoftware.com

🌐 www.bytesoftware.com

Offers BytePro Loan Modification Edition, loan modification software that complies with Home Affordable Modification Program guidelines. The software automatically calculates the new interest rate, term and forbearance needed to achieve a 31% DTI; generates the required HAMP loan documents; tracks underwriting conditions; and stores verification documents electronically.

#### **Clear Capital**

10875 Pioneer Trail, Truckee, CA 96161

☎ (530) 550-2500

☎ (530) 550-9218

✉ rob.huff@clearcapital.com

🌐 www.clearcapital.com

Offers broker price opinions, appraisals, value reconciliations and the Home Data Index (HDI). Also performs custom data integrations for servicers needing to rapidly work with data on their own platforms.

#### **Cogent QC Systems**

49 Stevenson St., Ste. 1275, San Francisco, CA 94105

☎ (415) 495-3660

☎ (415) 495-3699

👤 *James Robinson, president*

✉ info@cogentqc.com

🌐 www.cogentqc.com

Offers the Cogent ServicingQC System, a quality-control audit software. The system monitors virtually any kind of servicing pro-

cess, including FNMA/FHLMC compliance, FHA/VA compliance, HAMP compliance, REG AB, loan boarding, loan counseling, loan modifications, foreclosures, ARM adjustments, escrows, payoffs and more.

#### **Commerce Velocity**

300 Commerce, Ste. 100, Irvine, CA 92602

☎ (714) 338-7140

☎ (714) 665-1424

👤 *Dan Mulberry, vice president, sales and marketing*

✉ danm@cvelocity.com

🌐 www.cvelocity.com

**AssetX Asset Acquisition Model** - A Web-based tool that uses a mortgage business rules management system to perform portfolio analytics, including loan stratification, workflow queuing, program/product eligibility, buy/sell pricing, NPV calculations for various disposition strategies, compliance/due diligence checks, imminent default predictions, refinance opportunities, loan modification qualifications (HAMP) and more.

**Optimizer Optimal Outcome Module** - HAMP modification management and automation tool.

#### **CSC**

200 W. Cesar Chavez, Austin, TX 78701

☎ (800) 345-7672

☎ (512) 275-5434

👤 *Kevin Schlumpf, acting director*

✉ inforequests@csc.com

🌐 www.csc.com/earlyresolution

**EarlyResolution (ER)** - A default management SaaS that helps servicers comply with HAMP guidelines and achieve portfolio scalability. The system provides Web interfaces for servicers, counseling staff, loss mitigation service specialists and borrowers facing potential foreclosure.

#### **CT Lien Solutions**

2727 Allen Pkwy., Ste. 1000, Houston, TX 77019

☎ (877) 258-8158

☎ (713) 831-9773

👤 *Michael Julianelle, marketing manager*

✉ info@ctliensolutions.com

🌐 www.ctliensolutions.com

Offers public-record search and recording services, including mortgage document filing and recordation, loan modifications, trustee/reconveyance, tax monitoring and more.

#### **DepotPoint Inc.**

1406 140th Pl. N.E., Ste. 100, Bellevue, WA 98007

☎ (866) 841-5641

👤 *Joe Filoseta, senior vice president, business development*

✉ joe.filoseta@depotpoint.com

🌐 www.depotpoint.com

The company's core technology incorporates a SaaS workflow engine and tracking system used in applications across the entire default servicing value chain. Its TrackPoint platform is an enterprise-class, Web-based solution featuring multiple applications that provide an end-to-end default solution.

#### **DRI Management Systems Inc.**

1451 Quail St., Ste. 100, Newport Beach, CA 92660

☎ (904) 613-2559

☎ (949) 242-4161

👤 *Paul Wright, senior vice president, sales and marketing*

✉ paul.wright@dridefault.com

🌐 www.dridefault.com

**The Default Solution** - DRI's flagship technology, which works with existing servicing platforms to minimize the number of defaulted loans and manage and automate the servicing of all mortgage loans, as well as secured and unsecured consumer loans. The Default Solution features a complete suite of default management software modules, including loss mitigation, pre-foreclosure, foreclosure, bankruptcy, REO, litigation, property preservation, administration and claims. The Default Solution also provides customizable Web portals providing interfaces for both a foreclosure and attorney focus, as well as for investor, REO and broker interaction.

#### **Dynamic Interface Systems Corp.**

5959 W. Century Blvd., Ste. 1200, Los Angeles, CA 90045

☎ (310) 568-4567

☎ (310) 568-0740

👤 *Eric J. Christeson, chairman of the board*

✉ sales@loanledger.com

🌐 www.loanledger.com

Provides Windows-based loan servicing software. The company's LENDER SUITE consists of an integrated family of modular components built around LOANLEDGER, its loan servicing core. The company's other modules cover related loan portfolio information systems.

#### **East Point Systems Inc.**

49 Hartford Tpke., Vernon, CT 06066

☎ (860) 730-3322

☎ (860) 643-6633

👤 *Tom Margarido, president*

✉ sales@eastpointsystems.com

🌐 www.eastpointsystems.com

Provides mortgage field service software that ties together servicers, national field service companies, preservation contracting companies, inspection companies, mobile field workers and other entities.

#### **Electronic Ink**

1 S. Broad St., 19th Fl., Philadelphia, PA 19107

☎ (215) 922-3800  
☎ (215) 922-3880  
👤 *Michael Blair, vice president*  
✉ [mblair@electronicink.com](mailto:mblair@electronicink.com)  
🌐 [www.electronicink.com](http://www.electronicink.com)

Offers technology design, user testing, user-interface design and business-process modeling.



### **eMortgage Logic**

8317 Whitley Rd., Fort Worth, TX 76148

☎ (817) 581-2900  
☎ (817) 788-6015  
👤 *Melanie Jones, marketing manager*  
✉ [mjones@emortgagelogic.com](mailto:mjones@emortgagelogic.com)  
🌐 [www.emortgagelogic.com](http://www.emortgagelogic.com)

Provides a range of products that handle property valuations, tax data, loss mitigation and MLS functions.

### **Equator**

6060 Center Dr., Ste. 500, Los Angeles, CA 90045

☎ (310) 469-9500  
☎ (310) 644-4552  
✉ [info@equator.com](mailto:info@equator.com)  
🌐 [www.equator.com](http://www.equator.com)

A provider of online default management solutions, including a configurable workstation, e-marketplace and a new self-service borrower portal.

### **Equifax Mortgage Services**

1550 Peachtree St. N.W., Atlanta, GA 30309

☎ (888) 279-9065  
☎ (404) 885-8762  
👤 *Benay Weiss, mortgage sales*  
✉ [emssalessupport@equifax.com](mailto:emssalessupport@equifax.com)  
🌐 [www.equifax.com/mortgage](http://www.equifax.com/mortgage)

Offers portfolio management solutions designed to help servicers accurately determine consumer credit and property values at the loan level.

### **FICS**

14285 Midway Rd., Ste. 200, Addison, TX 75001

☎ (972) 458-8583  
☎ (972) 458-0863  
👤 *Barry C. Malone, vice president, sales*  
✉ [fics@loanware.com](mailto:fics@loanware.com)  
🌐 [www.ficsloanware.com](http://www.ficsloanware.com)

**Mortgage Servicer** - A residential mortgage servicing platform that automates functions, including escrow administration, collections, investor accounting, payment processing,

loss mitigation and year-end reporting. The optional Mortgage Accountant and eStatus round out the residential loan servicing software suite.

**Commercial Servicer** - A system that automates the servicing of commercial loans, as well as accommodates the servicing of lines of credit. The optional Commercial Accountant and LoanStat round out the commercial loan software suite.

### **First American Default Technologies**

10172 Linn Station Rd., Ste. 400, Louisville, KY 40223

☎ (800) 767-7834  
☎ (502) 294-2961  
👤 *Robert Martin, business development*  
✉ [fadtg.info@firstam.com](mailto:fadtg.info@firstam.com)  
🌐 [www.fadtg.com](http://www.fadtg.com)

**VendorScope Suite** - A configurable default management suite whose solutions can be integrated with any current host system.

**Case Management** - A secure, Web-based case management and workflow solution designed to automate case referrals, provide real-time task tracking and streamline communications.

**Service Gateway** - A centralized system for the placement, status monitoring and delivery of third-party services.

**Loss Mitigation** - Evaluates loan property data, borrower interview results and financials, and recommends available workout plans.

**Borrower Portal** - Provides servicers an automated, 24/7 channel to communicate with borrowers, gather information and deliver outbound offers in real time.

**iClear** - An invoice management solution that validates invoices in real time against custom-defined business rules and regulatory fee structures.

**CMAX** - A claims management solution designed to boost production and improve turn times.

**NDS** - A default case management solution utilized by attorney firms and trustees.



### **Fiserv**

255 Fiserv Dr., Brookfield, WI 53045  
☎ (800) 872-7882

☎ (574) 282-3366  
👤 *John Mesko, senior vice president, sales*  
✉ [john.mesko@fiserv.com](mailto:john.mesko@fiserv.com)  
🌐 [www.fiserv.com](http://www.fiserv.com)

**Loan Servicing Platform** - Includes real-time processing, consolidated customer information files and sophisticated workflow. By consolidating back-office servicing functions, the company seeks to streamline internal processes and accelerate information exchange, providing a single, blended debt-service operation.

### **FNC Inc.**

1214 Office Park Dr., Oxford, MS 38655

☎ (662) 236-2020  
☎ (662) 236-2037  
👤 *Charles Hurst, chief revenue officer*  
✉ [sales@fncinc.com](mailto:sales@fncinc.com)  
🌐 [www.fncinc.com](http://www.fncinc.com)

Offers Collateral Management System (CMS), a centralized platform that identifies risk, changing markets and foreclosures. The system enables servicers to store collateral data and track valuation products.

### **Harland Financial Solutions**

605 Crescent Executive Ct., Ste. 600, Lake Mary, FL 32746

☎ (800) 815-5592  
☎ (407) 829-6715  
👤 *Stacey Leone, director, public relations and events*  
✉ [stacey.leone@harlandfs.com](mailto:stacey.leone@harlandfs.com)  
🌐 [www.harlandfinancialsolutions.com](http://www.harlandfinancialsolutions.com)

The company supplies software and services to financial institutions of all sizes, offering its solutions in both an in-house and service bureau environment. Offers core systems, business intelligence, branch automation, payment processing, enterprise content management, lending solutions, risk management, compliance, financial accounting, mortgage solutions and self-service solutions.

### **Ingeo Systems Inc.**

1300 N. 200 E., Ste. 118, Logan, UT 84341

☎ (435) 755-9837  
☎ (435) 755-9625  
👤 *Sharyn Wilson Woods, director, marketing and communications*  
✉ [info@ingeo.com](mailto:info@ingeo.com)  
🌐 [www.ingeo.com](http://www.ingeo.com)

Offers document and recording solutions, such as ePrepare, iPrepare, iTax and Ingeo Trustee Services.

### **Integrated Mortgage Solutions**

16225 Park Ten Place, Ste. 105, Houston, TX 77084

☎ (866) 680-6647  
☎ (281) 994-4501  
👤 *Cheryl Lang, president*  
✉ [cheryl@instoday.com](mailto:cheryl@instoday.com)

# Directory

## SERVICING MANAGEMENT®

### ◆ MORTGAGE SERVICING TECHNOLOGY

www.imstoday.com

A provider of collateral protection resources, IMS offers several technology solutions, including IMS Adapt, Web Phone and IMS Web Services.

#### **Intelli-Mine Inc.**

12 Trovita, Irvine, CA 92620

(714) 352-6939

(714) 352-6939

**Kurt Hadfield, vice president, sales**

info@intelli-mine.com

www.intelli-mine.com

Offers Intelli-Servicing, a comprehensive operational analytical system that is designed to transform data from any transactional system and integrate it into an adaptive, configurable and customizable enterprise data warehouse. Provides pre-built, servicing-specific key performance indicators, reports and analyses that are delivered to users via dashboards, scorecards and proactive alerts.

#### **IntelliReal LLC**

4600 S. Syracuse St., Ste. 370, Denver, CO 80237

(303) 889-8800

(303) 688-8993

**James Frasche, director, product and business development**

info@intellireal.com

www.intellireal.com

Developer of the iAVM automated valuation technology and the iMVI House Price Index. IntelliReal has aggregated real property intelligence on more than 77 million U.S. residences, and its solutions are designed to use private and public data to systematically improve the depth and accuracy of residential real estate intelligence.

#### **ISGN Solutions**

3220 Tillman Dr., Ste. 301, Bensalem, PA 19020

(267) 525-9400

(215) 245-4392

**Vineet Malhotra, sales communication**

vineet.malhotra@isgn.com

www.isgn.com

Provides servicing and default technology, business services, platform-based services, valuation and settlement services, BPOs, AVMs, title and process outsourcing, and e-commerce solutions for lenders and servicers. The company's solutions help to manage bankruptcy, streamline foreclosures,

accelerate claims, automate the REO process, handle short sales and manage asset risks.

#### **Jupiter eSources**

5400 N. Grand Blvd., Ste. 490, Oklahoma City, OK 73112

(405) 488-3886

(214) 722-1838

**Mike Mathews, vice president, sales**

mmathews@aacer.com

www.aacer.com

A provider of U.S. bankruptcy data to attorneys, servicers and employers.

#### **Lender Processing Services Inc.**

601 Riverside Ave., Jacksonville, FL 32204

(904) 854-5000

(904) 854-4124

**Michelle Kersch, senior vice president, marketing**

mortgage.marketing@lpsvcs.com

www.lpsvcs.com

Offers servicing technology to support the complete process, from loan boarding to payoff. The company's servicing platform, MSP, is used to process more than 50% of all U.S. residential mortgages, with balances exceeding \$4.5 trillion. LPS Desktop, an enterprise-wide workflow management solution, integrates and automates all servicing functions in the LPS solution set.

#### **LLE - Language Services**

1627 K St. N.W., Ste. 610, Washington, DC 20006

(877) 405-8764

(540) 869-9637

**Barry Pearson, manager**

info@lle-inc.com

www.lle-inc.com

LLE provides telephone and face-to-face interpretation, document and e-mail translation, language instruction, language proficiency testing and skill assessments.

#### **Loan-Score Decisioning Systems**

5500 Trabuco Rd., Ste. 150, Irvine, CA 92620

(949) 450-0102

(949) 203-8719

**Joe Bowerbank, senior vice president, marketing**

info@loan-score.com

www.loan-score.com

Provides the Portfolio Analysis Engine, which evaluates portfolios and performs due diligence for buying or selling distressed assets. Its rules-based engine offers a comprehensive, integrated decision management platform and integrates with back-end systems to exchange data.

#### **Mortgage Cadence**

999 18th St., Ste. 2300, Denver, CO 80202

(303) 991-8200

(303) 790-9784

**Trevor Gauthier, vice president, sales and marketing**

www.mortgagecadence.com

Provides enterprise lending solutions that employ a financial services data model wrapped with a native rules engine to deliver data-driven workflow automation tools. The company has expanded its platform to automate analysis, task completion, oversight and due diligence throughout the servicing process.

#### **Mortgage Contracting Services LLC**

101 E. Kennedy Blvd., Ste. 1900, Tampa, FL 33602

(813) 387-1100

(813) 402-1740

**Caroline Reaves, CEO**

caroline.reaves@mcsnow.com

www.mcs360.com

Offers MCS360, an automated workflow application designed to simplify the process of ordering inspection and property preservation work.

#### **MortgageFlex Systems**

10151 Deerwood Park Blvd., Bldg. 400, Ste. 350, Jacksonville, FL 32256

(904) 356-2490

(904) 356-1099

**Joy Dowling, director, corporate communications**

sales@mortgageflex.com

www.mortgageflex.com

**LoanQuest Servicing** - A scalable Web-based platform that features real-time updating with group-controlled payment processing, allowing customer service representatives to have current loan-level information readily available.

#### **MSI**

6616 Davis Blvd., N. Richland Hills, TX 76180

(800) 346-2432

(817) 345-4211

**Jack Bryant, executive vice president**

jack.bryant@msionline.com

www.msionline.com

Provides property securing, property repair, hazard claim service, winterizations, occupancy verifications, letter delivery consulting and more.

#### **Multi Financial Services Co. Inc.**

2580 Care Dr., Ste. 2, Tallahassee, FL 32308

(800) 326-4112

(850) 656-3655

**Terry Ryan, president**

terry@thetrakker.com

www.multi-fin.com

Offers a complete mortgage loan servicing software system.

#### **National Data Center**

2300 Contra Costa Blvd., Ste. 270, Pleasant Hill, CA 94523

☎ (866) 938-1313  
☎ (925) 521-1311  
👤 *Bob Brasiel, chief operating officer*  
✉ bob@l3datacenter.com  
🌐 www.l3datacenter.com

Enables creditors, servicers, debt buyers and lawyers a way to track Chapter 13 claims through the use of consolidated data from participating trustees.



### National Quick Sale

10245 Centurion Pkwy., Ste. 305,  
Jacksonville, FL 32256

☎ (904) 674-6901  
👤 *Victoria Yee, executive vice president, chief operating officer*  
✉ victoria.yee@nationalquicksale.com  
🌐 www.nationalquicksale.com

A Web-based technology that is designed to facilitate short sales for lenders, sellers, buyers and real estate professionals. Provides technology-assisted workflow and coordination in a single Web-based location, viewable 24/7.

### NetDirector

10951 Countryway Blvd., Tampa, FL 33626  
☎ (813) 749-7131  
☎ (813) 749-7030  
👤 *Harry Beisswenger, CEO*  
✉ info@netdirector.biz  
🌐 www.netdirector.biz

Provides a SaaS-based data exchange that connects, transmits, transforms and routes data and documents from disparate systems. Data-exchange types include foreclosure, bankruptcy and eviction referrals; milestone events; messages; mortgage documents; invoices; reinstatement or payoffs; fees and costs; military search; REO; loss mitigation; title; service of process; and more.

### Norridge Software

2 South Point, Ste. 250, Lake Forest, CA  
92650

☎ (800) 645-4341  
☎ (415) 459-3843  
👤 *Kim Stempel, vice president, sales*  
✉ sales@norridge.com  
🌐 www.norridge.com

Offers the Norridge Loan System, a flexible and easy-to-use servicing system designed to handle any type of loan. Includes collections, ACH, credit bureau reporting, collateral tracking, field-level security and funds distribution.

### NYLX

100 Valley Rd., Ste. 201, Mt. Arlington, NJ  
07856  
☎ (866) 557-6959

☎ (866) 311-7047  
👤 *Mary Anne Ahmer, director, marketing*  
✉ info@nylx.com  
🌐 www.nylx.com

Provides automated mortgage data applications and solutions.

### OCIE by Donnell Systems

300 S. St. Louis Blvd., Ste. 203,  
South Bend, IN 46617

☎ (800) 232-3776  
☎ (574) 232-4014  
👤 *Mary Hertel, client relations director*  
✉ mhertel@ocie.net  
🌐 www.ocie.net

Offers integrated document archival and retrieval services that combine report management with powerful data extraction and transformation tools.

### Oracle Financial Services

17682 Mitchell N., Ste. 201, Irvine, CA 92614

☎ (949) 250-1445  
☎ (949) 250-7481  
👤 *Chiranjib Pal, vice president, client services*  
✉ chiranjib.pal@oracle.com  
🌐 www.oracle.com

Offers a loss mitigation solution that includes electronic document management, imaging and delivery; a customizable workflow platform enabling processing from multiple locations; an automated and customizable decisioning model; real-time processing and transaction management; predictive analysis; and dynamic reporting tools.

### Perfect Practice

1209 Edgewater Dr., Orlando, FL 32779

☎ (888) 843-8992  
☎ (407) 841-9814  
👤 *Brad Helin, sales executive*  
✉ sales@perfectpractice.com  
🌐 www.perfectpractice.com

A provider of creditor law interfaces, the company offers case management software with applications in foreclosure, bankruptcy, eviction, REO and collections. Financials and case management share an integrated database, allowing single-point data entry.

### Proctor Financial

200 Kirts Blvd., Ste. 100, Troy, MI 48084

☎ (800) 521-6800  
☎ (248) 269-5735  
👤 *Diane Whipple, senior vice president, sales and marketing*  
✉ info@pfic.com  
🌐 www.pfic.com

Provides lender-placed hazard insurance programs, including fire and flood for borrower- and bank-owned properties. Offers Proctor Ensemble, which delivers insurance tracking, OCR reader technology, loss drafts, borrower care center, escrow disbursements, quality control and compliance services.

### Prommis Solutions LLC

400 Northridge Rd., Ste. 700, Atlanta, GA  
30350

☎ (678) 405-7504  
☎ (866) 499-8580  
👤 *Dyan Nill, sales manager*  
✉ dyan.nill@prommis.com  
🌐 www.prommis.com

Provides non-legal foreclosure and bankruptcy processing services, including title searches, tax examinations, legal notice publishing, legal mailings, REO settlement and automated bankruptcy case monitoring.

### Quality Claims Management Corp.

2763 Camino Del Rio S., 3rd Fl.,  
San Diego, CA 92108

☎ (866) 450-1183  
☎ (619) 243-3952  
👤 *Anne Schupack, vice president, business development*

✉ info@qualityclaims.com  
🌐 www.qualityclaims.com

Provides specialized hazard insurance recovery services to investors and mortgage servicers.

### Quandis Inc.

23272 Mill Creek Dr., Ste. 200,  
Laguna Hills, CA 92653

☎ (949) 525-9000  
☎ (949) 525-9000  
👤 *Scott Stoddard, CEO*  
✉ sales@quandis.com  
🌐 www.quandis.com

An e-business solutions company that provides loss mitigation, bankruptcy and skip-tracing solutions, among other products and services.

### QuickSale

1095 Broken Sound Pkwy., Ste. 201,  
Boca Raton, FL 33487

☎ (866) 202-8200  
☎ (866) 324-2049  
👤 *Patrick Butler, director, partner relations*  
✉ support@quicksale.com  
🌐 www.quicksale.com

Offers an end-to-end platform providing marketing exposure for distressed properties, as well as a transaction management system. The front end of the system includes exposure to over 9,000 affiliate Web sites, and the back end utilizes automation to manage offers and negotiate sales.

### Rapid Reporting

4100 International Plaza, Ste. 640,  
Fort Worth, TX 76109

☎ (888) 749-4411  
☎ (817) 263-3234  
👤 *Carly Giammalva, sales assistant*  
✉ info@rapidreporting.com  
🌐 www.rapidreporting.com

Provides Web-based definitive income, identity and employment products that help financial institutions combat fraud and non-

# Directory

## SERVICING MANAGEMENT

### ◆ MORTGAGE SERVICING TECHNOLOGY

compliance. IncomeChek verifies a borrower's historical income via IRS tax transcripts. DirectChek provides authentication of Social Security numbers against the SSA's database and searches 15 billion records in public and private databases for fraud or identity abuse. RapidCheck provides business-to-business connectivity for process automation and electronic data exchange through its Web services platform.

#### **Real Info Inc.**

40 Gardenville Pkwy., Ste. 100, Buffalo, NY 14224

☎ (800) 771-5246

☎ (716) 558-2811

👤 *Jacob Garcia, national account executive*

✉ info@real-info.com

🌐 www.real-info.com

AVM provider that offers the proprietary i-Val Report, as well as batch processing and portfolio reviews.

#### **RedVision Systems Inc.**

1055 Parsippany Blvd., Ste. 412, Parsippany, NJ 07054

☎ (973) 854-9500

☎ (973) 854-9528

👤 *Jenn Acquafredda, director, marketing*

✉ info@redvision.com

🌐 www.redvision.com

Provides title reports, co-sourcing production solutions, a title plant database and multi-state coverage paired with the localized expertise of real estate professionals.

#### **Regulus Group**

860 Latour Ct., Napa, CA 94558

☎ (866) 747-2877

☎ (707) 254-4070

👤 *Susan Klein, marketing support specialist*

✉ solutions@regulusgroup.com

🌐 www.regulusgroup.com

Provides outsourced billing and payment services designed to accelerate cash, improve corporate productivity and reduce overall management costs.

#### **Rekon Technologies**

23 E. Colorado Blvd., Ste. 203, Pasadena, CA 91105

☎ (626) 577-4350

☎ (626) 577-4360

👤 *Tina Lindsey, vice president, sales*

✉ info@rekon.com

🌐 www.rekon.com

**Rekon** - A workflow-driven document preparation and management system, integrated

with imaging and e-recording solutions to process loans from payoff to recording in an automated and paperless environment.

**DokTrak** - A customizable and flexible mortgage loan document and data management software designed specifically for the needs of mortgage loan servicers.

#### **REO Alternatives**

6136 Frisco Square Blvd., Ste. 400, Frisco, TX 75034

☎ (972) 548-3957

☎ (469) 327-4350

👤 *Paul Anselmo, CEO*

✉ info@reoalt.com

🌐 www.reoalt.com

Offers automated loan modification technology that analyzes borrowers' eligibility for various programs, utilizes date and time tracking, and meets all agency and investor guidelines.

#### **REO Leasing Solutions LLC**

5222 FM 1960 W., Ste. 300, Houston, TX 77069

☎ (281) 404-7979

☎ (832) 415-9800

👤 *C. Alan Paylor, president*

✉ r2l@reo2lease.com

🌐 www.reo2lease.com

Supports the complex requirements of managing landlord-tenant law and property leasing.



#### **REO Sentinel LLC**

10245 Centurion Pkwy., Ste. 305, Jacksonville, FL 32256

☎ (602) 330-7322

👤 *David Lawson, executive vice president, chief operating officer*

✉ dave.lawson@reosentinel.com

🌐 www.reosentinel.com

Provides a remote, wireless monitoring device that keeps an eye on vacant properties. The patented, smoke-detector-sized REO Sentinel is a self-powered, autonomous device that detects moisture, gas leaks and power outages, as well as takes motion-triggered photographs when the property is entered.



#### **RES.NET**

25520 Commercentre Dr., 2nd Fl., Lake Forest, CA 92630

☎ (214) 914-6171

☎ (949) 598-9910

👤 *Rudy Casanova, vice president, national sales*

✉ rcasanova@usres.com

🌐 www.res.net

Offers a workflow management system that enables servicers, asset managers, brokers and vendors to automate pre-foreclosure activities, process REOs and determine property valuations. The company's secure Web-based solutions include REO Portal, Valuations Portal, Vendor Portal, Buyer Portal and AMP (Accelerated Management Portal). Each portal can be used as a stand-alone product for specific needs or be utilized as a collection for an end-to-end solution.

#### **Response Analytics**

6991 E. Camelback Rd., Ste. D-205, Scottsdale, AZ 85251

☎ (480) 429-4480

☎ (480) 429-4551

👤 *Tim Manning, senior vice president, marketing*

✉ tim.manning@responseanalytics.com

🌐 www.responseanalytics.com

**Distressed Portfolio Management** - Developed exclusively for servicers, subservicers and special servicers to improve the recovery from distressed residential mortgage assets.

**Mortgage Asset Management** - Developed for investors that are valuing, acquiring and managing residential whole loans and securities.

#### **Reverse Mortgage Solutions**

2727 Spring Creek Dr., Spring, TX 76132

☎ (281) 404-7824

☎ (866) 415-8042

👤 *Marc Helm, chief operating officer*

✉ mhelm@rmsnav.com

🌐 www.rmsnav.com

Provides a turnkey solution for reverse mortgage servicing.

#### **Short Sale Commander**

38705 Seven Mile Rd., Ste. 195, Livonia, MI 48152

☎ (800) 658-3420

👤 *Mike Thomas, sales director*

✉ sales@sscm.com

🌐 www.shortsalecommander.com

Offers Short Sale Commander, a Web-based management and processing software designed to integrate all parties involved in the short-sale process to more efficiently handle more leads, process active files and close more deals.

#### **SigniaDocs Inc.**

6136 Frisco Sq. Blvd., Ste. 400, MC 34, Frisco, TX 75034

☎ (877) 774-4642

☎ (469) 287-5503

👤 *Tim Anderson, president*

✉ sales@signiadocs.com

🌐 www.signiadocs.com

Offers an electronic platform for order-

ing, eSigning, eNotary, MERS eRegistry, eDelivery and secure storage (eVaulting) of both electronic and paper documents.

#### SWBC

9311 San Pedro Ave., San Antonio, TX 78216  
☎ (866) 632-7340  
☎ (210) 321-7400  
👤 *Susan LeLaurin, senior vice president*  
✉ slelaurin@swbc.com  
🌐 www.swbc.com

Provides complete hazard, flood and REO insurance outsourcing services, including a collateral tracking system that provides customizable borrower correspondence, automated premium transaction options and customer service histories.



#### TD. Service Co.

1820 E. First St., Ste. 210, Santa Ana, CA 92705  
☎ (800) 843-0260  
☎ (714) 541-4510  
👤 *Bruce Gauger, chief information officer*  
✉ restrada@tdsf.com  
🌐 www.tdsf.com

**StarSuite** - A software package that includes modules for assignments, lien releases, document recordation, tracking and retrieval. Includes a complete nationwide county recording district database with automatic updates and can also interface electronically with most loan servicing systems.

#### TenA Companies Inc.

251 W. Lafayette Rd., St. Paul, MN 55107  
☎ (800) 255-8362  
☎ (651) 293-4400  
👤 *Tom McDonough, national business development manager*  
✉ tomm@tenaco.com  
🌐 www.tenaco.com

Provides quality-control software to the servicing industry.

#### The Work Number

11432 Lackland Rd., St. Louis, MO 63146  
☎ (314) 214-7000  
☎ (314) 812-6838  
👤 *Tim Meeker, business development*  
✉ info@theworknumber.com  
🌐 www.theworknumber.com

A source for employer-direct and up-to-date employment and income verifications.

#### Trakker Loan Servicing Software

2580 Care Dr., Ste. 2, Tallahassee, FL 32308  
☎ (800) 326-4112  
☎ (850) 656-3655  
👤 *J. Terry Ryan, president*  
✉ terry@thetrakker.com  
🌐 www.thetrakker.com

Provides a user-friendly, complete loan servicing system.

#### Veros

2333 N. Broadway, Ste. 350, Santa Ana, CA 92706  
☎ (714) 415-6300  
☎ (714) 415-6360  
👤 *David Rasmussen, senior vice president, sales*  
✉ info@veros.com  
🌐 www.veros.com

**VeroSELECT** - An enterprise risk management platform that implements various risk strategies while simultaneously allowing an enterprise to monitor workflow for compliance and adherence to those policies.

**Valuation Risk Management (VRM)** - A quality-control platform used for ordering, reviewing, managing and reporting throughout the entire residential collateral valuation process. The fully automated system is designed to centralize and streamline complex workflows, as well as the associated products, analytics and data.

**Collateral Integrity Analysis (CIA)** - Utilizes the latest technology to analyze, detect and accurately identify high-risk transactions, market areas and transactions while minimizing false positives.

**VeroFORECAST** - Provides services with future home-price forecasts. Offers forecasts by property type, by three distinct pricing tiers and by metro area, county and ZIP code.

#### Walz Group

27398 Via Industria, Temecula, CA 92590  
☎ (951) 491-6800  
☎ (951) 491-6595  
👤 *Sylvia Kornicki, sales and marketing*  
✉ skornicki@walzgroup.com  
🌐 www.walzgroup.com

**TrackRight** - Software that provides detailed data and reporting capabilities designed to help ensure servicers' regulatory compliance and enable them to execute risk reduction

and loss mitigation strategies for individual borrowers.



## PAYMENT SERVICES

#### Western Union Payment Services

P.O. Box 6992, Greenwood Village, CO 80155-6992

☎ (720) 332-1000  
👤 *Missy Zakett, vice president*  
✉ billpayment@westernunion.com  
🌐 http://payments.westernunion.com

A global provider of comprehensive bill payment services.



#### Wingspan Portfolio Advisors

4100 Midway, Ste. 1110, Carrollton, TX 75007

☎ (214) 254-2100  
☎ (312) 268-5801  
👤 *Suzanne Singer, vice president*  
✉ suzanne.singer@wingspanadvisors.com  
🌐 www.wingspanportfolioadvisors.com

A specialty servicing enterprise that uses proprietary methodology to turn nonperforming loans into reperforming assets.

#### xplair Technology LLC

13520 Evening Creek Dr. N., Ste. 400, San Diego, CA 92128

☎ (858) 486-1914  
☎ (858) 486-2122  
👤 *Jill Parker, managing director*  
✉ jparker@xplair.com  
🌐 www.xplair.com

A provider of portfolio management software, hardware services and support. The company's primary software application, the illumair Management System (iMS), is a Web-based residential mortgage portfolio management platform designed to directly link financial institutions and investors with servicers through secure, online access to proprietary loan and REO asset data. iMS is designed to provide portfolio transparency to investors by aggregating critical asset-level characteristics with a full system of comparative analytics, risk metrics and interactive charting. **SM**