



## **NEWS RELEASE**

### **Mortgage Builder Releases RESPA-Compliant Upgrade to Award-Winning Loan Origination System**

*LOS leader rolls out most advanced version ever of its software, enables full compliance with new RESPA disclosures*

**Southfield, MI, January 4, 2010** – Mortgage Builder Software, a leader in loan origination software (LOS) systems, announces that it has released Version 3.9 of its award-winning loan origination system, along with user training and other enhancements that make complying with the new rules of the Real Estate Settlement Procedures Act (RESPA) fast and simple for users. The updated version includes new Good Faith Estimate (GFE) and HUD-1 form functionality that allows lenders to make certain the specific loan costs shown on the GFE at time of application harmonize with the settlement statement the borrower sees at closing. In the past, the forms routinely differed, causing consumer complaints that led to the new regulations. If the amounts are expected to differ during the loan process due to verifiable “changes in circumstances,” the lender is required to re-disclose and issue a revised Good Faith Estimate. At the same time, all the calculations must be consistent on the system to make certain the HUD-1 accurately reflects the changes.

Although only a few forms are affected by the new rules, upgrading a fully-featured system like Mortgage Builder involves a large amount of time and effort on the part of software engineering teams. “When you consider that the GFE and HUD Settlement Statement are so integral to the core capabilities of the LOS,” says Liz Resovsky, Mortgage Builder’s vice president of operations, “you begin to see how creating new screens and fields for these two areas affect many aspects of functionality. It is like a domino effect, and if you are going to do it to Mortgage Builder standards, it requires time, effort and teamwork.” The size of the effort is compounded by the fact that Mortgage Builder is one of the few LOS systems made available with multiple delivery models. Some lenders prefer to have the installed version, which runs on their own servers, while others prefer the Software as a Service (SaaS) approach, which is hosted centrally by Mortgage Builder and accessed via the Internet.

Installed version lenders receive the upgrade on disks and perform the installation tasks themselves, with assistance as needed from the Mortgage Builder technical support team. For those using the SaaS version or its similar Application Service Provider (ASP) variant, the upgrade is automatic. “Whichever version the client prefers, whether paying by the license or paying by the loan with SaaS, we have to make certain everyone is comfortable with the new functionality,” explains Mortgage Builder CEO Keven Smith. The company provided training during November and December, using live presentations, webinars and recorded video through Mortgage Builder’s client website. “Staying compliant with RESPA is of

utmost importance to lenders, and we wanted to make sure they were up to speed with Mortgage Builder's RESPA capabilities so they could hit the ground running on January 1<sup>st</sup>."

The year-end upgrade caps an eventful 2009 for Mortgage Builder, a year that saw the company shatter all its previous records for new client signings and implementations. Smith credits the flexibility of Mortgage Builder's delivery methods, the exit from the business by numerous competitors and Mortgage Builder's long track record with the resurgent FHA programs for the standout year. Mortgage Builder's "everything's included" approach and its integration with HUD's technology system, FHA Connection, has held substantial appeal for mid-tier mortgage companies and community banks around the country. "We bring them robust, large lender technology at per-loan prices that make sense for the mid-market," explains Smith. "They need to maintain their high service levels and stay well within the RESPA requirements, and this new release of Mortgage Builder makes that happen quickly and easily."

### **About Mortgage Builder**

Southfield, Michigan-based Mortgage Builder Software, Inc. has been providing industry-leading loan origination software (LOS) to mortgage banks, community banks, credit unions and financial institutions for more than eleven years. Mortgage Builder was the first LOS to provide its full capabilities in Application Service Provider (ASP) form, as Software as a Service (SaaS) and in the traditional licensed, server-based configuration, providing complete flexibility to suit all clients' business models. Mortgage Builder is an end-to-end, "everything's included" lending solution for both retail and wholesale mortgage production channels, automating all origination, post-closing, delivery, tracking and reporting functions, with electronic document management (EDM) and compliant loan documents provided at no additional cost. The company has been named by Mortgage Technology Magazine as one of the industry's Top 50 Service Providers for the third consecutive year, and was the winner of the magazine's prestigious 2008/2009 Help Desk award for outstanding customer service and the industry's best technical support. For more information, visit [www.MortgageBuilder.com](http://www.MortgageBuilder.com).