

Adverse Action Manager

- **What it Does:** The Adverse Action Manager guides the selection of the correct HMDA action in accordance with lender policy. The Manager looks at all variables in the specific loan, and provides a workflow management for second review, provides status for suspended or counter-offer, and provides personnel one central point within Encompass to manage all HMDA statuses other than 'originated'.

- **Why It's Important:** The Adverse Action Manager makes it fast and easy to manage the denial, withdrawal, NOI and declined counteroffers at a central point within Encompass. This increases compliance activities, and makes user actions trackable and reportable.

- **How Does It Increase Productivity?** The Adverse Action Manager guides users through the complex maze of potential adverse, withdrawal and other actions in the loan process.

- **Does the Tool Integrate with Other Teraverde Products?** Absolutely. The Adverse Action Manager is fully integrated with the Counter Offer Manager, NOI Manager and all other Teraverde Productivity Solutions.

- **What's Included?** The Adverse Action Manager application licensed code, Installation Guide and Administrator's Guide.

Pricing:

Lenders closing > 2,000 loans per year: \$3,750 single payment
Lenders closing < 2,000 loans per year: \$2,500 single payment

Annual maintenance after first year is 10% of purchase price, billed annually and covers periodic updates of the product.

The screenshot displays the 'Adverse Action 2' interface. It includes a header for 'Adverse Worksheet' with a checkbox for 'Exclude loan from HMDA report'. Below this are fields for Processor (Processor User), Loan Officer (Officer User), and Borrower Name (Rick Grimes). It also shows Application Date (05/28/2019), UW Approved Date, and Doc Signed Date. A 'Subject Property Address' section includes fields for Address (The Woods), City (Atlanta), State (GA), and Zip (30301), along with Credit Score (720) and Credit Reference # (1112522522). The 'Adverse Selection' dropdown is set to 'Application denied'. A 'Denial' table shows a record for 11/13/2020 denied by Joe Fryer. A '2nd Review Required' section has a 'Yes' dropdown and checkboxes for 'Second Review', 'Denial Confirmed', 'Counter Offer Issued', and 'Counter Offer Accepted', each with associated dates and user names. 'HMDA Denial Reasons' are listed as 'Debt to Income Ratio', 'Notice of Incomplete App', and 'HMDA Information'. A 'Borrower Withdrawal' section includes checkboxes for 'Withdraw Requested' and 'Borrower Provided Withdrawal Email', along with a 'Reason for Withdrawal' dropdown and an 'Approved Not Accepted Reason' dropdown. At the bottom, there are fields for 'Withdrawn Date' and 'Withdrawn By'.

