

Change of Circumstances Manager

- **What it Does** The COC Manager is a comparison of the underwriting and locked loan data, compares the current loan data with original data and highlights data that has changed in red, and when a required COC needs to be issued, and an alert that a COC may be required for changed data using business rules.

Disclosure Request	
COC Review Required	COC Differences
Review Required!	
Current Loan Data	Last Disclosed Information
Borrower Information	Borrower Information
First Name: Alice	First Name: Alice
Middle:	Middle:
Last Name: Freddy	Last Name: Freddie
SSN: 990-80-0007	SSN: 990-80-0008
Income: 10,000.00	Income: 10,000.00
Co-Borrower Information	Co-Borrower Information
First Name:	First Name:
Middle:	Middle:
Last Name:	Last Name:
SSN:	SSN:
Income:	Income:
Subject Property	Subject Property
Address: 123 Main St	Address: 123 Main St
City: Hagerstown	City: Hagerstown
State: MD Zip: 21740	State: MD Zip: 21740
Property Type: Detached	Property Type: Detached
No Units: 1	No Units: 1
Purchase Price: 350,000.00	Purchase Price: 260,000.00
Estimated Value: 260,000	Estimated Value: 260,000.00
Appraised Value: 260,000	Appraised Value: 260,000.00
Loan-to-Value Ratios	Loan-to-Value Ratios
LTV: 107.692 %	LTV: 81.577 %
CLTV / TLTV: 107.692 %	CLTV / TLTV: 81.577 %
HCLTV: 107.692 %	HCLTV: 81.577 %
Loan Details	Loan Details
Loan Amount: 280,000.00	Loan Amount: 210,000.00
PMI, MIP Financed:	PMI, MIP Financed: 2,100.00
Total Loan Amount: 280,000.00	Total Loan Amount: 212,100.00

- **Why It's Important:** The COC Manager makes it fast and easy to manage change of circumstances discussion, and to document the process and the customer's decisions.

- **How Does It Increase Productivity?** The COC Manager put in place a systemic process to manage a delicate situation – offering a customer a different product or terms than the original application.

- **Does the Tool Integrate with Other Teraverde Products?** Absolutely. The COC Manager is fully integrated with SpeedPath®, the Lock Desk Data Comparison Bot, the Loan Estimate/Closing Disclosure Data Comparison Bot and all other Teraverde Productivity Solutions.

- **What's Included?** The COC 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.

