

# Teraverde® Loan Folder Automation Bot for Encompass®

## Loan Folder Automation Bot

- **What it Does:** The Loan Folder Automation Bot assigns the right loan to the right folder based upon business rules and automation logic, from Prospect to Pipeline, then to Adverse or Completed folders.
- **Why It's Important:** The Loan Folder Automation Bot automates loan folder movement automatically, reducing manual effort and ensuring the loan is moved to the right loan folder at the right time.
- **How Does It Increase Productivity?** The Loan Folder Automation Bot puts in place a systemic process to move loans to the right folder. No need for staff to remember to move the loan, and to take time to move the loan, or clean up loans in the incorrect folder.

The screenshot displays a software interface for loan folder automation. It features a sidebar with navigation options like 'Home', 'Pipeline', 'Loans', 'Trades', 'Contacts', 'Dashboard', and 'Reports'. The main area is titled 'Underwriter Comparison' and shows a detailed view of a loan with ID '17601'. The loan details include: Loan # 1760996, LTV: 61.667/61.667, Rate: 6.000%, and Est Closing Date: 04/28/2017. The interface is divided into four columns representing different stages of the loan process: 'Current Loan Data', 'Data as Submitted to Processing', 'Data as Submitted to UW', and 'Data as Decided by UW'. Each column contains fields for Borrower Information (First Name, Middle, Last Name, Suffix, SSN), Co-Borrower Information, Subject Property Information (Address, City, State, Zip, Property Type, Purchase Price, Appraised Value, No Units), Loan-to-Value Ratios (LTV, CLTV/TLTV), and Transaction Details (Loan Amount, PM, MP Financed, Total Loan Amount, Purpose of Loan, NoCash-Out Reference, Doc Type, Full Documentation). The 'Data as Submitted to UW' column has a yellow highlight on the 'Co-Borrower Information' section.

- **Does the Tool Integrate with Other Teraverde Products?** Absolutely. The Loan Folder Automation Bot 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 Loan Folder Automation Bot 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.

