

Is Your Risk Mitigation Ready for a Purchase Market?

Use this worksheet to determine your level of need or readiness for an automated tool in today’s purchase market.

FOR EACH FACTOR LISTED, SELECT THE APPROPRIATE LEVEL OF AGREEMENT.

Choose 1 if you strongly disagree and 5 if you strongly agree. Select 2 to 4 depending on your level of disagreement, neutrality or agreement. Tally your score when complete and consider the suggested findings below.

SUGGESTED FINDINGS:

- **You scored more than 35.** You are ready for automated risk mitigation and some initial discussion about what’s right for your company. Schedule time with your Interthinx representative by calling 800 333-4510 or email Sales@Interthinx.com
- **You scored between 25-35.** You’re headed in the right direction for automating risk mitigation or have some components already in place. You may benefit from a more comprehensive, single vendor approach for automated risk and regulatory compliance.
- **You scored below 25.** You scored below 25. You are well prepared for mitigating risk in a purchase market but may still benefit from working with a vendor such as Interthinx who is a leader in automated solutions for the mortgage industry.

You should now have a better understanding of your level of readiness or need for automated risk mitigation. When it comes to unmatched fraud detection, expect Interthinx.

FACTOR	Disagree					Agree				
	1	2	3	4	5	1	2	3	4	5
We validate and identify potential risk associated with a borrower’s identity through multiple sources.										
We perform a reverse phone and address check to validate the submitted borrower and employer.										
We analyze the borrower(s) income and employment to evaluate the borrower(s) ability to repay.										
We identify undisclosed loans, pending foreclosures and foreclosures for the borrower(s) and the subject property.										
We compare all participant names to industry watch and exclusionary lists such as the HUD, LDP, HUD, EPLS, and OFAC/PLC to identify high risk participants.										
We compare all participant names to lender exclusionary lists to identify high risk participants.										
We review appraiser information to determine if licenses are valid.										
We identify possible conflicts of interest by checking all parties in the loan and parties from previous property transactions.										
We check a proprietary database and other sources for mortgage fraud related articles to identify high risk participants on a loan.										
We provide analytics across the inventory of submitted loans to identify anomalies across loans in areas such as income, occupancy, employment, broker risk profile, appraiser risk profile and private closed sales.										
We provide a subject property estimated value, neighborhood analysis, comparable analysis, property transaction history and foreclosure analysis to identify overall collateral risk.										
We identify whether or not the subject property is located in an area subject to a natural catastrophe.										
We provide an analytical look at the dollar value in a proprietary loan inventory committed to the subject property area and borrowers.										
It would be helpful to monitor a borrower’s activity to identify if new debtor liabilities are incurred during the “quiet period” of a loan to evaluate if the borrower has the propensity and capacity to repay the loan.										
We are challenged with accurate collateral valuation and determining the condition of the surrounding neighborhood of the subject property.										
We are challenged with being able to accurately determine the condition of the subject property and its characteristics.										
It would be helpful to have insight into MLS data that includes subject property details with broker remarks and comments along with the area active listings in proximity to the subject property.										
We are challenged with limited resources to perform “boots on the ground” collateral review.										
It would be helpful to be able to perform employment and income verifications in the same source we’re checking for red flags.										
It would be helpful to have a realistic income range for a job title that we can compare against with borrower provided information.										
What would be most helpful is the ability to see a historic to current timeline of properties owned by the borrower.										
We search the NMLS database to validate a Mortgage Broker’s and/or Loan Officer’s NMLS ID.										
We review if other businesses are associated with the borrower and the status of the borrower’s employer check to see if the borrower has bankruptcy records prior to or after the loan application date.										
We are challenged with the verification and validation of appraisals and/or BPOs.										
Tally your score						Final Score:				

About this Automated Tools Capability Worksheet

With 2014 moving into a purchase market, keeping vigilant with your risk mitigation efforts can be challenging no matter what the size of your operation. At Interthinx, we developed this worksheet to help you pinpoint areas where you might benefit from automated assistance.

If you find that an automated solution would help with your risk mitigation, our full suite of automated tools are carefully crafted solutions that can help. On an ongoing basis and by staying abreast of the industry, we look at areas where risk could be an issue and incorporate those findings along with our proprietary data analytics into our suite of automated solutions.

Interthinx customers can benefit from automated systems that speed up workflow process and bring to the surface areas that may require action.

About Interthinx

Interthinx®, a subsidiary of First American Financial Corporation (NYSE: FAF), provides essential products and services to mitigate risk in the mortgage lending marketplace. Interthinx offers solutions in mortgage fraud and verification, property valuation, compliance, quality control, loss mitigation and capital planning that are used by the nation's top financial institutions. Interthinx helps its clients minimize risk, increase operational efficiencies, satisfy regulator demands, manage data verification, and remain compliant.