Path Release Notes

March 2022

This Path update is scheduled for production release on March 27, 2022, including the following feature updates and enhancements. The actual feature updates and enhancements may be subject to change based on testing, development, and other factors that occur before the release date.

New Features

Loan and User

- Added new **Quote** screen where all essential data is collected to help the loan officer make a quick determination regarding if the mortgage lead qualifies for a loan program offered by the lender.
    - The new screen contains sections for required information about all prospective borrowers, such as:
        - Personal, address, contact, income, employment, credit, liabilities, real estate owned, loan product, proposed housing expenses, financing, and subject property.
    - The top of the screen features a fixed dashboard, which contains the most important loan information, such as:
        - Rate, loan program, loan amount, sale price, estimated value, LTV, CLTV, etc.
    - The information entered on this screen are automatically populated in their corresponding fields and section on related screens, and vice versa.
- Added the **Index Date** field to the Date Adjustments section on the Product & Pricing screen.
- Added new functionality to eSign, which allows third-parties (non-borrowers) to electronically sign documents.
    - This function is accessed via selecting the new **Other** option from the Signer dropdown list, on the Edit eSign Details lightbox, when a document opened to its detailed view.
    - When Other is selected, new fields are enabled for entering the signer's name and email.
- Added the piggyback loan functionality.

o   This feature is used for scenarios where the first loan and the simultaneous subordinate lien loan have the same borrowers.

o   The loans are linked via the new Link Loan field's edit icon (🖉) on the Product & Pricing screen.

- Clicking the icon opens the Link Loan lightbox, where the user can search for matching loans or all loans.

- The **Link** and **Unlink** buttons are displayed at the bottom of the lightbox, which are used for these purposes.

o   When two loans are linked, the following data are synchronized and copied:

- Borrower data, other financing data, and closing costs.

o   After the loans are linked, the rest of the data can be copied from one to another using the Copy from Link Loan button on the Product & Pricing screen.

General Updates and Enhancements

Loan and User

Product & Pricing Screen

- Updated the Doc Type dropdown list to the **Documentation Program Type** dropdown list.
    o   This dropdown list is also moved from the Additional Information section to the Product Information section.

Property Screen

- Added the **NFIP Community Participation Status** dropdown list to the Flood section.
- Increased the Comments field to 305 characters in the Request for Title Commitment section.
    o   Comments entered here are mapped to the corresponding section on the Request for Title Commitment form.

Borrower Screen

- Updated the Primary Housing Expenses section to the **Primary Present Housing Expenses** section, to differentiate it more clearly from the subject property.
- Updated the borrower table, by:
    o   Adding the **Suffix** column, which comes after the Last Name column.
    o   Adding the **Non-Borrower** column, which indicates that the person listed in the table is a household member but is not a borrower.

Closing Information Screen

- Updated the Notary lightbox, by adding the **County** dropdown list to the Signing Location section.
    - o This information is mapped to DocMagic.
- Updated the Doc Type dropdown list to the **Documentation Program Type** dropdown list.
    - o This dropdown list is also moved from the Payment Information section to the Product Information section.

USDA screen

- Updated the Total Household Deductions field to the **Number of Household Members** field in the Income/Deduction Data section.

Freddie Mac Screen

- Added the **Refinance Program Identifier** dropdown list, which corresponds to the Refinance Program dropdown list on the ULDD screen with the same options.

Contacts Screen

- Updated the Title Company and Settlement Agent sections, by adding the **Branch Name** and **Branch Number** fields to each section.

Lock

- Updated the Doc Type dropdown list to the **Documentation Program Type** dropdown list on the Lock Request, Confirm, and Verification screens.

Documents

- Enhanced the usability of the undocked Documents window, by adding the List, Deleted, and detail tabs to the top of the window.
    - o This allows users to navigate back to the list of documents or navigate to the deleted documents within the window, without needing to close the window and go back to the Document List and Deleted screens.
    - o This enhancement allows the undocked Documents window to function the same as the Documents activity on the main browser.

Configuration

- Enhanced Users > Profile > Zip Configuration section, by adding the **Override Company Setting** checkbox.
  - When this box is checked, the loan officer's email and website fields are enabled, which allows the loan officer to receive lead invite notifications, document requests, and eSign requests, for scenarios such as when the loan officer uses a different Zip website and email from the Zip admin.

Settings

- Enhanced Loan Statuses table and the Update Status and Substatus lightbox, by:
  - Adding the **Send Status to Borrower** and **Borrower Status Description** columns to the loan statuses table.
  - Adding the **Send Status to Borrower** checkbox and the **Borrower Status Description** field to the lightbox.
    - When the box is checked and a description entered in the lightbox, it is reflected in the corresponding columns in the table.
  - These enhancements allow the Path user to notify Zip borrowers of status updates on their loans.
- Added new database fields for new Tax Transcripts in Templates.

Interfaces

- Updated the Initial/Closing Docs screen, by:
  - Adding the **Business Use** checkbox, which maps to the corresponding indicator in DocMagic.
  - Adding the **Official Document** check box, which indicates that the document has been officially reviewed.
  - These two checkboxes are displayed when the Document Provider is DocMagic Direct.
- Updated Genworth to **Enact** on the MI Provider dropdown list.
- Updated the Technical Affiliate options on the AUS LPA tab, by:
  - Adding **Lenders One** and **United One Resources, Inc.** to Meridian Link; adding **Accurate Financial Services** to Sharper Lending; and adding **Advantage Credit Inc by Credit Interlink** to Equifax Mortgage Solutions.
  - Removing Certified Credit Reporting, Inc. via Sharper Lending from Equifax Mortgage Solutions.
- Updated the Flood screen, by adding contact information fields to give the flood vendor more flexibility as to whom they can contact.
- Added the ability to only import the liabilities when ordering a credit report.

- Customer API and Vendor API now have all the same functions.
- On the AUS LPA tab, the borrower's Credit Reference Number is automatically populated if the borrower's credit was ran through Path.

Miscellaneous Updates and Enhancements

- When Occupancy is Other on the Product & Pricing screen, the loan payments are now included in the Total Obligations (DTI calculations) on the Loan Transmittal screen.
- When Occupancy is Secondary Residence on the Product & Pricing screen, the Edit Qualifying Payment checkbox and the Qualifying Payment (P&I) field are now working correctly on the Loan Transmittal screen.
- Prepaid interest amount is now the same in Path, Mortgagebot, and DocMagic.
- On the Loan Transmittal screen, the Negative Cash Flow is now calculating at the Percent Above Note, not the Note Rate.
- For FHA 203K loans, the home improvement and renovation figures are added to the sales price, which is now correctly reflected in the LTV.
- When multiple incomes are entered for the borrower, the Income Calculator is no longer storing the most recent income amount previously entered.
- When uploading documents via the Add from Computer button, each option is now only listed once on the Category dropdown list, on the upload lightbox.
- The Show Filled Stacking Order Only checkbox/function is now working correctly.
- The loan originator's name, from the Contacts screen, is now automatically populated on Section 9 of the URLA form.
- When one role creates a checklist and a different role saves the checklist sequence, it is now correctly saved.
- COC custom buttons configured for the Loan Estimate tab are now working correctly.
- Researched VOI and VOE reports are now correctly running on the Interfaces Verifications screen.
- The eSign function is now working correctly for merged documents.