

LPS' Lien Advisor helps you monitor liens on the collateral securing your loans to help you better manage risk, enhance lead generation and maximize your ability to mitigate losses.

In today's challenging mortgage market, it's more vital than ever to stay informed about changes in the lien status on properties securing your loans – or loans you may be acquiring. Keeping abreast of critical lien indicators can help you more effectively manage risk, support lead generation and improve decision making to better protect your security interest.

LPS' Lien Advisor™ is a full-service, end-to-end lien monitoring product suite that offers one-time or ongoing monitoring of specific loans or entire loan portfolios. Lien Advisor presents data alerts according to your pre-determined rules and timeline requirements to help you stay on top of what's happening with loans under your management.

The Lien Advisor product suite features two powerful lien monitoring solutions:

Lien Alert: An automated, interactive tool that monitors ongoing loan and portfolio activity for nine lien-related indicators, such as default activity, tax delinquencies, bankruptcies, ARM resets and more.

Subordinate Lien Management: A fulfillment service that protects home equity lenders against future losses in their core portfolio by determining the lender's asset equity position through analytics and senior lien foreclosure monitoring.

Lien Advisor keeps you informed about any liens on properties that are securing loans. The end-to-end solution offers online monitoring of loans available within our extensive, industry-leading U.S. public records database, combined with robust online management and reporting tools delivered via our proprietary **SiteX™** Web services platform.

No other lien-monitoring solution can match Lien Advisor's spectrum of automated alerts. With the expanded loan visibility Lien Advisor offers, you'll be able to better protect your portfolio interest, remain aware of sales opportunities and address negative lien-related issues before they escalate.

Lien Advisor's Lien Alert Solution

Leveraging data from LPS' Applied Analytics division and LPS business partners, Lien Alert provides ongoing, online monitoring of any mortgage, portfolio or equity position to instantly alert you on lien-related indicators that could have a negative impact on your business.



Based upon your pre-determined rules and frequencies, Lien Alert automatically alerts you to nine key lien indicators that could impact loan or borrower status:

- Foreclosure/default activity
- Tax delinquency
- Bankruptcy
- ARM reset
- Lien status change
- Equity change
- Shotgun mortgage
- MLS listings
- Ownership changes

The discovery of any of these critical lien indicators will help you to decide the appropriate action to take, including prospecting for refinances or proposing loan modifications, as well as other borrower workouts.

- First lien holders may use this product to manage risk on their liens by detecting potential default activity using the Tax Delinquency and Bankruptcy alerts, while also watching for second liens taken out on properties, which could result in equity or lien status changes.
- Subordinate lien holders receive ongoing alerts of delinquency indicators, default activity, ARM resets or changes of ownership to determine the second lien holder's potential risk and maximize their secured interest.

- Servicers considering the acquisition of loan portfolios are able to perform greater due diligence by quickly analyzing a portfolio's condition for existing or potential risks.

Lien Alert is available in the following four product options to best meet your specific business needs:

On Demand Option

On Demand offers lien monitoring of single properties, with the Lien Alert report made available through LPS' SiteXData™ Web service.

Match & Append Option

Match & Append provides a one-time multiple property analysis of a loan portfolio. Using either pre-set or client-defined alert criteria, the portfolio file is matched against LPS Applied Analytics' public records databases. When alerts appear on matched properties, a summary property report is automatically generated, and the client can request a comprehensive report detailing the specifics of the alert.

Automated Portfolio Monitoring Option

This option provides ongoing monitoring of a loan portfolio based on a pre-determined frequency (monthly, quarterly, etc.). Summary property reports are automatically generated for properties flagged with an alert, and the client can request a comprehensive report detailing the specifics of that alert.



Full Outsource Portfolio Monitoring Option

This option combines the Match & Append and Automated Portfolio Monitoring options and integrates with Subordinate Lien Management, described in the following section. Once an initial Match & Append process is performed and client-specified alerts are flagged (i.e., senior foreclosure action is initiated), client-selected Subordinate Lien Management processes launch automatically using LPS' proprietary Process Management technology.

Automated surveillance continues on the remaining portfolio until client-determined lien alerts are identified and fulfillment services are needed.



Lien Advisor's Subordinate Lien Management Solution

For loans that have gone into default or when senior lien foreclosure action has been initiated, Lien Advisor's Subordinate Lien Management offers home equity lenders the ability to monitor their junior loan portfolios to track asset disposition for superior liens.

Subordinate Lien Management protects home equity loan servicers by:

- Identifying senior lien foreclosure activity or asset disposition through public records database searches.
- Analyzing the lender's equity position through LPS' Lien Analysis and Analytics.
- Monitoring senior lien default activity through the conclusion of a foreclosure sale, including surplus identification and recovery.

Subordinate Lien Management's Data Monitoring Service first processes and appends selected loan records with LPS Applied Analytics' public records data to identify senior lien holder information and senior lien foreclosure activity.

Combining **LPS Desktop™** with LPS Applied Analytics' comprehensive data and automation offers a unique solution that includes identification of senior lien foreclosure information. Once a senior lien foreclosure is identified, you can choose a single or combined fulfillment solution, from the options described below.

Lien Analysis and Analytics – Validates senior lien holder information and processes your specified calculations using LPS Desktop technology to determine your equity position on loans. LPS Desktop automatically launches Sale Spot Check or Senior Milestone Management upon your selection of a fulfillment solution.

Sale Spot Check Services – Performs periodic checks to obtain senior lien sales results and to identify and coordinate the collection of any surplus for subordinate lien holders. If a home should sell for more than the first lien's total debt, LPS ensures that the local counsel you retain properly monitors the transaction and collects until such funds are received.

Senior Milestone Management Services – Monitors key milestones for senior lien foreclosures and, where states require, enables servicers to retain local counsel for defense in legal actions.

When the first lien holder files a foreclosure action, LPS monitors senior foreclosure key milestones until a sale is scheduled.

Once a sale is scheduled, LPS updates your Lien Analysis and Analytics profile by performing Bid Analysis and Analytics based upon your customized program. If, based on your business rules, the equity position validates protecting your security interest, LPS enables you to retain your selected legal counsel to bid at the senior foreclosure sale. The bid and sales results, as well as post-sale activities (such as surplus recovery, deed recovery, etc.), will continue to be coordinated and monitored.

Protect and Grow Your Servicing Business with the Industry's Best End-to-End Lien Monitoring Solution

Lien Advisor is a customizable, interactive analytics tool for alerting you to key credit indicators that may signal a potential portfolio risk. LPS offers a quick implementation time and multiple products with variable pricing.

Respond more quickly to competitive pressures, take advantage of lead opportunities faster and mitigate risk better. Contact LPS today at **866.964.8343** to find out more about the significant benefits Lien Advisor offers your mortgage business.

LPS' Lien Advisor provides the early lien warning notifications you need to take timely actions that minimize risks to your loan portfolio.



LENDER PROCESSING
SERVICES

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