

PROPERTY TAX DIRECT™

Instant and Accurate Property Tax Data for Loan Origination, Closing, Pre-acquisition and Due Diligence

Property Tax Direct is the first comprehensive, online solution to aggregate key property tax data, which is vital to smooth loan closing and accurate escrow account setup.

Increase Efficiency and Create a Better Borrower Experience

Accurate tax data helps originators and loan closers do their jobs faster and more thoroughly. Traditionally, tax data has been obtained manually, but with **Property Tax Direct**, this information is now provided instantaneously through our online solution. With the click of a mouse, loan originators receive confirmation of all the tax agencies on the subject property, the amount to collect at closing for escrow accounts and tax bill information. Obtaining accurate tax data during the closing process helps reduce any negative impact on a borrower's initial tax payment cycle. Loan servicers benefit from the heightened integrity of detailed tax line data and escrow accounts, eliminating the need to make corrections once the loan has boarded the servicing platform.

Find Correct Information Fast

Now users can instantly access tax data by simply logging in and entering the subject property address into the system. **Property Tax Direct** immediately delivers a detailed report that allows users to obtain highly accurate tax information during the loan closing process. B2B integration is also available whereby **Property Tax Direct** can receive and return information via an XML interface.

All the Tax Information You Need – the Way You Need It

- Automated tax data is provided during the loan closing process
- More accurate escrow accounts are established by the lender
- Reduced servicing department post-close work to adjust escrow accounts
- An improved borrower experience during the initial tax payment cycle





Property Tax Direct – Basic

Property Tax Direct provides an automated delivery of the following tax data elements to a lender's loan origination system (LOS):

- Tax agency identification
- Escrow months to collect at closing
- Tax line detail specific to servicing requirements
- Parcel information in database
- Tax bill information in database
- B2B integration or individual Web inquiry access available
- Integration currently available with LPS Empower®

Property Tax Direct Plus™

Property Tax Direct Plus offers an enhanced tax search and delivers a 100% national solution for tax status research during the loan origination process. Uses include:

- Due diligence and risk assessment on all loans in a portfolio
- Delinquent tax research on non-performing loan acquisitions
- Foreclosure, bankruptcy and REO loan snapshots

Property Tax Direct Plus deliverables:

- Agency data – dates, contact info, address and phone
- Parcel number
- Tax bills (current tax bill info)
- Payment status – tax payments are confirmed
- Tax impound account calculated
- Tax line set-up for clients
- Land/improvement data
- All prior year tax detail
- Current year tax delinquency
- Identification of third party liens (wherever available from tax agencies)
- Redemption amounts and good-through dates for all delinquent taxes reported
- Data is insured for \$2,500 per order

Put Property Tax Direct to work for you today!

Call **LPS Property Tax Solutions** at **866.457.4112** and ask for **Mary McDonald**, or e-mail **info@propertytaxdirect.com**.



PROPERTY TAX SOLUTIONS
A LENDER PROCESSING SERVICES COMPANY

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