



# Simplifile for Settlement Agents

Simplifile connects lenders, settlement agents, and counties. With our easy-to-use services, you can securely share, validate, and collaborate on documents, disclosures, fees, and more. From loan document reception to recording and back, you can simplify the closing process and ensure TRID compliance.



## **COLLABORATION**

**SECURELY SHARE, RECEIVE, AND VALIDATE DOCUMENTS AND DATA WITH YOUR LENDERS.**

Simplifile Collaboration enables you to share, receive, and validate documents and data with your network of lenders at no cost to you. Our independent service gives visibility into lender processes and provides a platform for collaborating on fee data, documents, and transaction details. Simplifile allows you to share changes, updates, deficiencies, and statuses within one system, making it easier to audit and ensure compliance.

With Simplifile, you use one login to collaborate with your network of lenders and have the option to e-record documents post closing. When you collaborate with lenders within Simplifile, you complete a fully auditable and electronic system from order to recording and back.

### **COLLABORATION FEATURES, BENEFITS, AND SPECIFICATIONS**

- ✓ Ability to track, share, receive, and validate documents and data
- ✓ Share changes, updates, deficiencies, and statuses
- ✓ One login to connect to your lenders
- ✓ Fee data sharing and reconciliation
- ✓ Configurable notifications and activity alerts
- ✓ Complete audit trails and reporting
- ✓ Helps with compliance
- ✓ Complete API for system integration
- ✓ MISMO 3.3.x data standard
- ✓ UCD (Uniform Collateral Data) XML Exportable



## **E-RECORDING**

**RECORD DOCUMENTS IN MINUTES, SAVING TIME AND MONEY.**

Simplifile e-recording makes it easy to record all of your deeds, mortgages, and other documents online. You don't have to use the mail, leave the office, or stand in line at the county – saving you time and money. How does it work? Simply log in, electronically prepare or scan your documents, and submit them for recording. The county receives the documents electronically for processing and reviews them for accuracy. After review and approval, documents are processed, stamped, and officially recorded with the county and put on public record. During business hours, most counties review, record, and return documents in minutes.

All you need to start e-recording with Simplifile is a PC, high-speed Internet access, and a scanner.

#### E-RECORDING FEATURES, BENEFITS, AND SPECIFICATIONS

- ✓ Documents recorded in minutes
- ✓ Avoid mailing costs, traffic, and wasted time
- ✓ Eliminate check-writing expenses
- ✓ Increase efficiency and document security
- ✓ Shorten the recording gap
- ✓ Largest e-recording network and more document types
- ✓ Automatic tracking and customized notifications
- ✓ Secure, accurate fee payments via ACH
- ✓ Detailed, on-demand reporting
- ✓ 24/7 technical support
- ✓ Free, one-on-one training
- ✓ Complete API for system integration



#### POST CLOSING

PROVIDE YOUR LENDERS WITH CLOSING UPDATES, RECORDED DOCUMENTS, AND FINAL POLICIES.

With Simplifile Post Closing, lender communication and electronic document delivery has never been more simple. Simplifile automates the post closing process for settlement agents at no cost by providing your lenders with recorded documents and data, estimated recording fees and transfer taxes, and estimated recording times—reducing follow up calls with lenders.

Simplifile and our services are independent of any other organization or closing system. Simplifile supports all closing types including paper, hybrid, and fully electronic closings.

#### POST CLOSING FEATURES, BENEFITS, AND SPECIFICATIONS

- ✓ Share when and how documents are sent to the county
- ✓ Share estimated recording time, estimated recording fees, and transfer taxes
- ✓ Provide recording status and rejection reasons
- ✓ Electronic delivery of recorded documents and data
- ✓ Configurable notifications and activity alerts
- ✓ Complete audit trails and reporting
- ✓ Communicate changes, deficiencies, and statuses
- ✓ Electronically send final title policy
- ✓ Helps with compliance
- ✓ Helps satisfy ALTA best practices
- ✓ Complete API for system integration
- ✓ MISMO 3.3.x data standard

Get started by calling **800.460.5657** or visit **[simplifile.com](https://www.simplifile.com)**

