



ENCOMPASS 18.2 RELEASE SUMMARY

The 18.2 February Service Pack is scheduled for April 14, 2018.

This is not intended as a substitution for Encompass Release Notes as provided by Encompass by Ellie Mae. Parties should use this as a summary of key components and not a replacement for Encompass Release Notes.

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Encompass 18.2 Major Release

This Service Pack includes updates to users' Encompass client machines and a Server Patch that is applied to the Encompass Server.

Encompass Release Naming and Timing

Portions of this release will be applied automatically to user's computers. The client-side update can be controlled manually via the Encompass Version manger tool. Users will receive an update upon login following the release. Server patch will be applied automatically to the Encompass Server and cannot be controlled manually.

System Requirements & SDK Upgrade Requirements for Encompass

Before downloading or applying this new Encompass release, it is important to upgrade to the latest SDK delivered with this update to ensure the same functionality as in the latest version of Encompass is also available in your SDK.

Please refer to detailed Encompass Release Notes as provided by Ellie Mae for details on SDK upgrading and automation.

Admin Action

SDK install files will be available on the [Encompass SDK Install Files](#) page.

New Features & Forms

FHA Informed Consumer Choice Disclosure

- A new FHA Informed Consumer Choice Disclosure setting has been added to the Encompass settings – Loan Setup – FHA Informed Consumer Choice Disclosure.
 - Allows admin to populate default data to the table on the disclosure.

FHA Informed Consumer Choice Disclosure

The following table includes data that will be populated by default in the FHA Informed Consumer Choice Notice. It is recommended that lenders re

	FHA Financing 203(b) Fixed Rate	Conventional Financing 95% with Mortgage Insurance (MI)
Sales Price	100,000.00	100,000.00
Mortgage Amount	96,500.00 (98,188.00 with upfront Mortgage Insurance Premium)	95,000.00
Closing Costs	2,000.00	2,000.00
Down payment Needed	3,500.00	5,000.00
Interest Rate and Term of Loan in Years	5.00 % / 30 Year Loan	100.00 % / 30 Year Loan
Monthly Payment (principal and interest only)	527.09	509.98
Loan-to-Value	96.50 %	95.00 %
Monthly Mortgage insurance	99.85	53.04
Maximum Number of Years of Monthly Insurance Premium Payments	Approx 10 Years	Approx 9 Years
Upfront Mortgage Insurance Premium (if applicable)	1,688.00 (Included in Mortgage Amount, line 2)	

- A new TAB in FHA Management tool for Informed Consumer Choice Disclosure
 - Fields are read only and are editable in the Admin Settings.

Admin Action

- Configure Admin Settings – Loan Setup – FHA Informed Consumer Choice Disclosure

KBYO – Updates to Loan Terms, Project Payments for Const to Perm Loans

- Updates to Cash to Close calculations for down payment/Funds from Borrower and Funds for Borrower
 - For construction scenarios where the lot is being refinanced, the payoff amount is now included as a liability to be paid off in the Third Party Payments Not Otherwise Disclosed (field ID LE2.X29).
 - For construction scenarios where the lot is being purchased, Encompass continues to synchronize the Purchase Price to the Disclosed Purchase Price.
 - For construction scenarios where the lot is owned free and clear, and the borrower is not using the equity in the lot to finance the purchase, no purchase price or payoff is documented for the lot cost.
 - For all construction scenarios, the lender has the option to document the cost to build as a liability, which updates the Third Party Payments Not Otherwise Disclosed (field ID LE2.X29), or to include the cost to build in the Third Party Payments Not Otherwise Disclosed without adding a liability.
 - There are no additional updates to calculations for the alternate disclosure.
- Changes to the following calculations on LE Page 2 when loan purpose is Construction or Constr-Perm
 - Down Payment/Funds from borrower
 - Combined total of (L726 + L79 + LE2.X29) Less (2-LE2.X1). If greater than 0, then sales price is populated to the Down Payment/Funds from Borrower fields. Otherwise 0 is populated to the Down payment/Funds from borrower field
 - Funds for Borrower
 - Combined total of (L726 + L79 + LE2.X29) less (2 - LE2.X1). If greater than 0, THEN 0 is populated to Funds for Borrower field. Otherwise resulting value is populated to the Funds for Borrower field
- Change to the calculations on CD Page 3 when loan purpose is Construction or Constr-Perm
 - Final Down Payment/Funds from Borrower
 - Combined total of (L726 + L79 + LE2.X29) Less (2-CD3.X104). If greater than 0, then L726 Funds from Borrower is populated to the Down Payment/Funds from Borrower fields. Otherwise 0 is populated to the Down payment/Funds from borrower field
 - Funds for Borrower
 - Combined total of (L726 + L79 + LE2.X29) less (2 – CD3.X104). If greater than 0, THEN 0 is populated to Funds for Borrower field. Otherwise resulting value is populated to the Funds for Borrower field

Note: When updating to 18.2 the values for fields LE2.X2, LE2.X3, CD3.X105 and CD3.X107 are locked in exiting loans. Click the lock icon next to a field to trigger a recalculation of the value using the new calculations.

When triggering a recalculation, all fields must be unlocked for the calculation to trigger properly.

Calculation for 3rd Party Payments not Otherwise Disclosed LE2.X29

- On Construction and Constr-Perm loans, the cost to build is now considered a liability to be paid off. Updates have been made to include the liability in the calculation for the Third Party Payments Not Otherwise Disclosed in the calculating cash to close section of the LE.
 - To insure the amount is included, must create a VOL for Costs of Improvement and make sure it is marked to INCLUDE IN PAYOFFS and PAYMENTS.

Other KBYO Updates

- Update to Closing Cost Estimate Expiration Date and Time on LE Output Form
 - Closing Cost expiration no longer displays on LE output form once Intent to Proceed has been checked.
- **New Rounding Rules for Disclosure Forms**

- Ten fields on LE, RegZ-LE, CD, and RegZ-CD have had new field ID's created for purposes of populating the rounded values to the output forms.
- Eight of the fields are editable by clicking the lock icons
- Two of the fields are read-only (Interest Rate -KBYO.XD4113 and Maximum Rate (KBYO.XD2625)
- Existing fields IDs have been replaced with the new field IDs on the input forms. The values from the original fields on other forms in Encompass are not affected by the rounding rules
- **When Upgrading the 18.2, values will be copied to the new fields without rounding or truncating the existing values.**

The rounding rules applied to these fields are described in the table below.

Field Name	Existing Field ID	New Field ID	Update
Interest Rate	4113	KBYO.XD4113	Trailing zeroes removed and truncated to a single digit if a whole number
Can Go as High As	NEWHUD.X555	KBYO.NEWHUDXD555	Trailing zeroes removed
% of Loan Amounts (Points)	OriginationCharges1A1	NA	Trailing zeroes removed
Loan Costs	Prepays3A5	NA	Trailing zeroes removed
APR	799	KBYO.XD799	Trailing zeroes removed and truncated to a single digit if a whole number
Total Interest Percentage (TIP)	LE3.X16	KBYO.LE3XD16	Rounded to three decimals
Margin	689	KBYO.XD689	Trailing zeroes removed
Interest Rate	3	KBYO.XD3	Trailing zeroes removed
Minimum Rate	1699	KBYO.XD1699	Trailing zeroes removed
Maximum Rate	2625	KBYO.XD2625	Trailing zeroes removed
First Change	697	KBYO.XD697	Trailing zeroes removed
Subsequent Change	695	KBYO.XD695	Trailing zeroes removed

- **Updates to Handling of Gift Funds**
 - Gift fund amount are no longer listed on the Non-UCD tab in the adjustments and other credits popup window on CD pg 3.
 - The calculation for the Total amount on the Non-UCD tab has been updated to exclude gift funds for a loan that has not been previously disclosed. If at least one Disclosure Tracking tool log has been created, the fit funds will continue to be included in the calculation.
- **Update to Escrow Descriptions**
 - LE page 1 and CD Page 1 have been updated to reflect *Some* when there are partial escrowed items instead of *Yes, Some*.

Admin Action

- Review business rules for any conflicts surrounding rounded field amounts.
- Review business rules for automation surrounding Gift Funds.

Compliance Updates

- FHA Management From is now accessible in Field Trigger, Field Entry and Input Form List Business Rules.
- North Dakota State Specific Disclosure Information Input Form updated to include a new Chargeable Costs and Expenses section.
- North Dakota Loan Agreement Disclosure updated
- 12 New fields on FNMA Streamlined 1003 Input Form to support Additional Day 1 Certainty vendors.
- Updated logic for populating the Loan Purpose for Construction and Construction-Perm Loans
- Updated logic for populating the HOEPA Status for NMLS Call Reports
 - The HOEPA Status is populated with **1. High-cost mortgage** when both of the following conditions are true:
 - The Section 32 Qualification section on the Section 32 HOEPA input form indicates that the loan **does** qualify as a HOEPA/Section 32 High Cost Mortgage (field ID S32DISC.X51).
 - The Action Taken (field ID 1393) is **1. Loan Originated** or **6. Loan purchased by your institution**.
 - The HOEPA Status is populated with **2. Not a High Cost Mortgage** when both of the following are true:
 - The Section 32 Qualification section on the Section 32 HOEPA input form indicates that the loan **does not** qualify as a HOEPA/Section 32 High Cost Mortgage (field ID S32DISC.X51).
 - The Action Taken (field ID 1393) is **1. Loan Originated** or **6. Loan purchased by your institution**.
 - The HOEPA Status is populated with **3. Not Applicable** when any of the following are true:
 - The Action Taken (field ID 1393) is not **1. Loan Originated** or **6. Loan purchased by your institution**.
 - The Reverse Mortgage option (field ID HMDA.X56) is **1. Reverse Mortgage**.
 - The **Transaction is exempt from Reg. Z Ability-to-Repay requirements based on** check box (field ID QM.X103) is selected.
 - The HOEPA Status is not automatically updated when none of the above conditions apply.
- Hoepa status is not automatically populated for construction and construction-to-permanent loans, which are not subject to HMDA reporting.

Admin Action

- Review business rules for any HOEPA status automation.

HMDA 2018 Updates

Lock Icons removed from 2018 HMDA Fields populated by default

- Allows users to apply business rules to these fields without unlocking the field.
- Auto mapping of these fields is still in effect
 - HMDA.X39
 - HMDA.X40
 - HMDA.X42
 - HMDA.X43
 - HMDA.X44
 - HMDA.X50
 - HMDA.X21

New Interest Only field on HMDA information input form

<ul style="list-style-type: none"> Field ID 2982 Interest Only drop-down list has been replaced with HMDA.X109 New field was crated to record interest only payment for construction loans. Lock icon added to the new fields When updating to 18.2, the value of 2982 will copy to field HMDA.X109
Admin Action
<ul style="list-style-type: none"> Review development for any data requirements surrounding field ID 2982.

ARM Loans
<ul style="list-style-type: none"> ARM data field have been added to the Loan Program Details section on the RegZ-LE and RegZ-CD input forms. <ul style="list-style-type: none"> This allows user to generate a complete ARM Disclosure. <ul style="list-style-type: none"> Index Lookback Period New Conversion Options New Payment Change Example Button and Pop Up Window <ul style="list-style-type: none"> Allows users to adjust the information in the Interest Rate and payment Change Example for ARM Loans. Pop Up Window includes calculated initial monthly payment, calculated maximum monthly payment, calculated month with maximum payment takes effect, calculated initial monthly payment
Admin Action
<ul style="list-style-type: none"> None

VA Loans
<ul style="list-style-type: none"> Negative Value no longer populates in Total Proposed Monthly Payment for VA Loans.
Admin Action
<ul style="list-style-type: none"> Review development for any data requirements surrounding field ID 2982.

Encompass Forms and Tools
<ul style="list-style-type: none"> Two new ARM Disclosures now available in Encompass Print Window <ul style="list-style-type: none"> Convertible ARM Disclosure Non-Convertible ARM Disclosure New Lender Fee Waiver field added to Lock Request Form and Secondary Lock Tool <ul style="list-style-type: none"> Allows a standard lender fee charged to the borrower to be removed and a calculated loan level price adjustment added to the product and pricing in an equivalent amount.

Transaction Details

Purpose of Loan:

Lot/Land Status: Initial Acquisition Refinance

203(k)

A.I. Value + Total Rehab. Costs:

Loan Type:

Lien Position:

Term / Due (in Months): /


Impounds Waived:

Impound Types:

Prepay Penalty:

Penalty Term:

No Closing Cost:

Lender Fee Waiver: 

Lock Request Snapshot

Name	Last Name	SSN	Experian/ FICO	Trans Union/ Empirica
ey	Kinney	360-74-1982		
stine	Kinney	206-60-9765		

FICO:

Adjusted FICO:

Banking:

First-Time Homebuyer

Borrower can demonstrate a 12-month mo

Property Type:

Estimated Value: \$

Appraised Value: \$

Zip:

Purchase Price: \$

Property Will Be:

Subject Property is a Condotel

Subject Property is a Non-Warrantable Project

Purchase:

Term / Due (in months): /

Lot/Land Status: Initial Acquisition Refinance


Impounds Waived:

Impound Type:

Prepay Penalty:

Prepay Term:

No Closing Cost:

Lender Fee Waiver: 

- **New Counter Offer Fields Added to Underwriter Summary Tool**

- Counter Offer Date - 4457
- Counter Offer Status – 4458
- Per regulation:
 - Per 12 CFR 1003.4(a)(7); comment 4(a)(7)-1, when an applicant accepts a counteroffer for an amount different from the amount for which the applicant applied, the financial institution reports the covered Loan Amount (field ID HMDA.X31) granted. If an applicant does not accept a counteroffer or fails to respond, the institution reports the amount initially requested.
- HMDA loan amount HMDA.X31 has been configured with logic to populate based on Counter Offer Status.

NOTE: Please refer to the full Release Summary notes provided by Ellie Mae for details on the HMDA Loan Amount logic as pertaining to Counter Offer Status.

- **Good Faith Fee Variance Resolution Window updated to include additional data.**

Admin Action

- Add new ARM Disclosures in Documents tool in Encompass settings.
- Review HMDA.X31 logic as related to counter offer status

Encompass Pipeline

- Pipeline Columns Available to Display Open Conditions
 - Columns can now be added to Encompass Pipeline and TPO Connect Pipeline to display the number of external and internal open conditions for the following:
 - Prior to Approval
 - Prior to Docs
 - Prior to Closing/Prior to Funding
 - Prior to Purchase
 - At Closing – for Post-Closing conditions only

Admin Action

- Add conditions fields to the reporting database

Worst Case Pricing Tool

- Added New Re-Lock Fees and Custom Price Adjustments Sections to Worst Case Pricing Tool
 - Allows users to apply re-lock fees and/or custom price adjustments to a revised lock on an inactive lock
- Updated behavior of Worst Case Pricing Tool for Inactive Locks and Non-Product Related Price Adjustments to provide support for re-lock fees and custom pricing adjustments for inactive locks.
- Added New Commitment Type field to Worst Case Pricing Tool

Extension for Correspondent Trades

- Added Ability to Extend Loans in Correspondent Trades
 - Provides method to apply changes at the trade level to selected loans without overriding the Delivery Expiration Date and pricing.
- New Trade Extension Snapshot
- Support to Process Cancels and Withdrawals at Trade Level for Direct Trades/Assignment of Trades/Forwards
 - Allows users to automatically remove loans from correspondent trades and assign either a cancelled date or withdrawn date.

Encompass Settings

- Notes/Comments field added to Business Rule Settings

- Update to Persona Access Rights for Disclosure Tracking Tool
 - The following fields require Persona setting of “Change Disclosure Information” to be selected in order to make changes:
 - Application Date
 - Estimated Closing Date
 - Affiliated Business Disclosure Provided
 - Charm Booklet Provided
 - HELOC Brochure Provided
 - 1st Appraisal Provided
 - Subsequent Appraisal Provided
 - AVM Provided
 - Home Counseling Disclosure Provided
 - High Cost Disclosure
- Additional Permission Rights applied to the Cure Variance option in the Personas Tool
 - Fields on the Cure Variance screen will be disabled unless the Persona is configured for access.
- TPO WebCenter Site Management setting only displayed when TPO WebCenter is provisioned.
- TPO Connect Status and Current TPO Connect Status Fields added to Encompass Reporting Database.

Admin Action

- Review all Personas for “Change Disclosure Information” indicator
- Review all Personas for “Cure Variance” indicator
- Add TPO Connect Status and Current TPO Connect Status fields to Reporting Database

Electronic Document Management

- Updates to eFolder and Status Online Email Templates
 - Recipients full name can be added to templates. This allows co-borrowers who utilized Consumer Connect and share an email address to receive email notifications that dynamically insert the name of each borrower rather than inserting the same borrower in both emails.

- A New Loan Source for Non-Consumer Connect and Consumer Connect has been added HTML template.
- Recipient Full Name only available on Consumer Connect templates
- Updated eDisclosure Agreement (Available 04/07/18)
 - Updates made to the eConsent Agreement to maintain compliance of document.

Encompass Software Development Kit

- Added Select EPPS Loan Programs GRID via the Encompass SDK
- SDK Updated to Include TPOConnectStatus and CurrentTPOConnectStatus as a Property
- PostSharp Code Removed from FieldChangeEventArgs Class in Encompass Objects

Additional Updates

- Additional Fields included in FNMA 3.2 File Imports
 - Please refer to the Encompass Release Notes for a detailed list of all fields included
- Enhancements to the JIT Logger and Encompass Client Machine Log Files

Fixed Issues for Version 18.2

Forms and Tools

- Alternate Disclosure Option populated Correctly from Loan Program and Data Templates
- Data template mapping from MLDS to 2015 itemization removed for CA Loans subject to KBYO
- Alternate Closing Disclosure Correctly displays Amount due from Borrower when Redisclosing.
- Typo Corrected for FHA203K Calculation Description on FHA Management Input Form
- Section 1200 Total updating correctly when fields updated by business rules
- Selecting Construction for Lona Purpose on Current Loan info tab on Secondary Registration screen no longer generates Error Message
- Payment Transaction Amount Now Calculated Correctly on Interim Service Worksheet
- Investment Selection for field ID 1811 and Field ID 2950 now matches.
- Comments on Lock Request Form no longer overwritten by Program Notes when priced via EPPS
- Lock # Days field on secondary lock tool no longer recalculated when modified for current pricing via Worst Case Pricing Tool.

Construction Loans

- Updates to the LTV Calculation for Construction Loans
 - As Completed Appraised Value [CONST.X59] will be populated with Appraised Value, when an Appraised Value is entered [356].
 - When no appraised value, the As Completed Appraised Value is calculated by adding the present value of the Lot [22] and Cost of Improvement [23].
 - When updating to 18.2, field CONST.X59 is locked for an existing Construction or Construction-Perm loan to prevent the ration from being recalculated.

FNMA File Imports

- Encompass No longer selects Apply Actual Payment Change check box by default to FNMA 3.2 file imports.

Encompass Pipeline

- Users receiving error “The selected loan has been deleted or is no longer accessible” in the pipeline when attempting to access a loan has been resolved.

Encompass Reports

- Issue with the Credit Score for Decision Making Field in the reporting database is resolved.
- Exception Error triggered when running reports on business contacts is resolved.

Trade Management

- Data no longer cleared when eligible loans filter switched from Simple to Advanced

Encompass Settings

- Issue Resolved: Persona Access to Fields Business Rule not being enforced for locks on lines 901 and 902 on Itemization Input Form.
- Issue Resolved: Field Trigger Business Rules not triggering as expected for Manual Change to custom calculated fields.

Additional Update

- Duplicate Loan files now being created with Unique Universal Loan ID

Fixed Issues for Version 18.2.0.1 – Server Patch

- Issue Resolved – Users losing access to loan files as a result of other users being moved within the Organization Hierarchy
 - Administrators Have regained the ability to delete individual encompass users in a user group with access to Others’ loans.
-
- Reporting Database
 - Connection exceptions occurring during a rebuild of the Encompass Reporting Database no longer causes users to be disconnected
 - Correct values populated to LOCKRATE fields in the Encompass Reporting Database
-
- Updates to Encompass Client Machines
 - HMDA Updates
 - Update to logic for populating HMDA Total Loan costs, Total Points and Fees, Origination Charges and Discount Points
 - HMDA Profile now applied properly when loans imported from WebCenter or 3.2 files
-
- Additional Updates
 - Issue Resolved – Application Errors triggered on Construction Management form when working with Construction ARM Loans
 - Lock Requests now submitted successfully for loans with previous unconfirmed and expired lock requests
 - Sell Side Total price adjustments not longer adding field 3529 when loan trades updated
 - Issue Resolved – Advanced conditions code is truncated in field trigger business rules

Fixed Issues for Version 18.2.0.2

- Updates to Client Machines
 - Electronic Document Management
 - Attestation Check Box can now be selected on the electronic 4506 and 4506T non-classic versions
 - ARM Details now display on the AIR table when migrating loans from 18.1 to 18.2