



FACT SHEET

Ernst Analyzer Program

RESPA regulations hold lenders responsible for any difference between the most current good faith estimate (GFE) and the settlement statement, HUD1, at closing. This duty falls to the closing agent, who must assess the difference and communicate it to the lender and the borrower.

The Ernst Analyzer Program is designed to assist in this process by comparing the HUD1 information provided by the closing agent to the latest GFE sent to the borrower. If a lender underestimates fees quoted on a GFE, the Analyzer identifies the reason that it occurred. The Analyzer Reconciliation Report compares Recording Fee and Transfer Tax calculations generated by Ernst or other third-party vendors to the actual fees and taxes determined by the closing agent and creates a report that communicates the assumed reasons for any discrepancies.

The Ernst Analyzer Program:

- Increases the accuracy of the HUD1 at pre-closing and closing.
- Is designed to be used by any lender or closing agent.
- Can be applied to all third-party vendor fees quoted on the GFE if they are maintained in an Ernst Custom Fee Engine or entered manually. The custom fee engine manages all third-party vendor fees through a enterprise-wide solution that is fast, accurate, easy to use and RESPA compliant.
- Assists with meeting compliance requirements by generating a transaction reconciliation report.
- Can be utilized in an XML or DLL environment.

Identifying material changes that can impact the transaction protects the lender and meets compliance requirements. The Analyzer Program's automated, easy-to-read, fully-detailed reports save time and money for clients.

About the Ernst Publishing Company

The Ernst Publishing Company has been the leading authority on land recording requirements for more than two decades. In fact, Ernst's recording fee, transfer tax and title data have been integrated throughout the title and lending industries. Due to RESPA requirements that went into effect in January 2010, accurate recording fees and taxes for recording documents have never been more important. Ernst excels at creating solutions for their clients to manage not just those fees but also all vendor fees with unparalleled precision. As a company, our goal is simple: Empower clients to not only meet RESPA's new compliance regulations for Blocks 3-8, but set the industry

standard for client satisfaction, an attainable goal due to our technology, impeccable data standards, expertise at creating custom solutions, and network of partners.

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