

# ERNST

## COMPANY FACT SHEET

### History

Ernst Publishing Company has been the leading authority on land recording requirements for more than 20 years. We have earned a reputation for creating solutions that save our clients money and time, through Web, XML, DLL and custom fee engine technology. Our top priority is ensuring that clients are compliant with RESPA.

To attain that goal, we provide complete, guaranteed third-party good faith estimate solutions that eliminate inaccurate, out-of-compliant GFEs and real estate recording rejections and increase productivity.

### Clients

Ernst programs process an average of 120 million real estate transactions every year. Our clients include nine of the top 10 originators, nine of the top 10 servicers and the top five title companies.

They are drawn by innovative technologies whose accuracy is guaranteed: The third-party-vendor fees used to populate the GFE are accurate or Ernst pays the difference. That ensures that our clients' losses are negligible.

Ernst maintains the most comprehensive central database of information related to recording in the United States. The firm's data and calculation include deeds, mortgages, indexing fees, caption and title fees, and owners title insurance premium estimates. In addition, the inspection service generates accurate fees for septic, radon, survey, plat/improvement certification, termite and pest, well, roof, water test, smoke detector, and others.

### Products and Services:

- **Smart Query II Guaranteed GFE Calculators**—Process all third-party vendor fee calculations simultaneously using just one input page, and with results returned in a RESPA GFE or HUD-1 form format. The data is accurate, comprehensive, customizable and results are generated within one-quarter second.
- **Guaranteed Recording Fees and Transfer Tax Calculations**—As the only source provider of recording fees and transfer tax calculations, Ernst recognizes the importance of accuracy. Users of Smart Query II have peace of mind because if any of the fee data is inaccurate, Ernst pays the difference.
- **Monitoring Service**—Clients are notified to any activity on the GFE that creates

a change circumstance, such as transfer taxes that have a zero tolerance. Ernst maintains details of all transactions processed through Ernst's GFE calculator from the time of the GFE to closing.

- **Ernst Analyzer Program**—Analyzes why fees are different between the GFE and HUD1, helping to ensure RESPA compliance. The Analyzer automatically generates reports that can be customized to meet the clients' requirements and focus on compliance reviews, reducing cost due to errors that repeat as well as saving time and money on pre- and post-closings.
- **Custom Fee Engines**—Built to comply with the lender's requirements using a proprietary software solution that manages third-party vendor fees that the GFE and the HUD1 mandate and produce a response time of less than a second. The Engine is housed on the lender's servers in a DLL. Clients maintain their unique algorithms and data sets and input negotiated vendor fees that are populated on the GFE using customized XML schemes in a single request.
- **XML Solutions/ Ernst XML Direct**--Integrates Ernst's data and calculations tools into the lender's workflow, XML Solutions increases efficiencies, reduces costs, and minimizes errors that result in rejections that cost \$500 billion industry-wide in unnecessary expense. In a quarter of a second, Ernst XML identifies recording jurisdictions, provides recording requirements, automates fee generation for Blocks 3-8 and more. Lenders use it to populate GFE and HUD1 forms, update loan origination systems, title programs, or to include within their web-based products.
- **Client Hosted XML Direct DLL Solution**—The easy-to-use program lets clients host third-party fees on their local servers, including the data and algorithmic logic for calculating those fees. Clients access secure, password-protected URLs. Whenever Ernst updates its data or calculation algorithms, a new set of DLLs will be provided to the clients, ensuring the consistency of the data. The product has proven ideal for large processors who prefer to maintain programs internally.
- **UCC Solutions: The UCC Filing Guide and UCC Revised Article 9 Alert**—Ernst offers web publications that highlight fees and requirements for filing and searching secured transactions that are collateralized by personal property in more than 4,300 state and local repositories across the U.S. Clients have instant access to state-central filing information and work with Ernst's staff members, who are industry experts.