

# Capsilon DocVelocity<sup>®</sup>

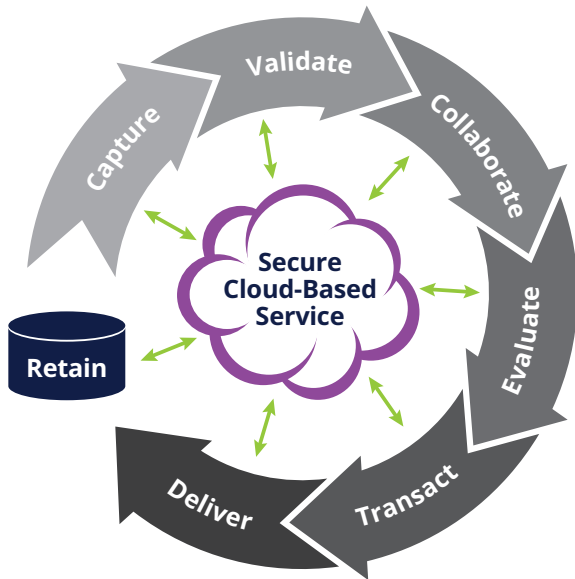
Cloud-Based Document & Data Management

Reduce labor up to 80% by  
automating key steps along  
the mortgage loan life cycle

Capsilon DocVelocity supports the full life cycle of a mortgage, from loan origination to servicing, by enabling document capture, validation, collaboration, loan evaluation, electronic transactions, delivery, and retention.

# Enabling Straight-Through Processing of Mortgage Loans

Capsilon DocVelocity provides comprehensive cloud-based document imaging and data capture capabilities that enable mortgage lenders to automate key steps in the loan production process, reducing labor by up to 80%. By automating the process, transactions are completed in less time and at a lower cost, while ensuring compliance. With an improved workflow and ease of data validation, lenders are able to achieve straight-through processing of loans with an exception-based model that minimizes human intervention.



## With Capsilon DocVelocity, You Can:

- Speed loan turn times with a technology-enabled workflow that automates key tasks throughout the loan life cycle
- Enable real-time sharing and collaboration across departments, across organizations, and with partners and customers
- Ensure loan quality with automated data extraction and validation capabilities
- Minimize regulatory and audit risk and automate TRID tolerance checks
- Enable electronic signing and electronic vaulting of mortgage documents
- Automate delivery to service providers, servicing partners and investors

## Capsilon DocVelocity Key Features

Mortgage lenders are facing increased competition, more stringent regulatory requirements, and a growing emphasis on the bottom-line. Lenders need to boost efficiency, reduce costs and ensure compliance, all while increasing customer satisfaction.

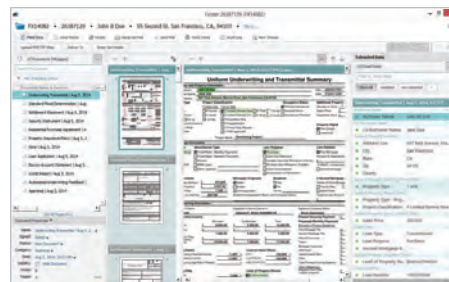
Capsilon DocVelocity can help. It provides business value throughout the loan origination process with these key product attributes:

### Automated Imaging and Indexing

Dramatically reduce the time spent receiving, sorting, naming and filing documents. DocVelocity's patented Automated Document Recognition (ADR) technology automatically recognizes more than 270 common mortgage document types. It separates individual documents without the need for separator sheets, converts each document into a digital image, and names, sorts and organizes documents automatically into proper loan folders. Non-standard documents are easily named according to your conventions using our configurable document dictionary.

### Data Extraction and Validation

DocVelocity provides Automated Data Extraction (ADE) technology for identifying and extracting critical loan data from structured and unstructured mortgage documents. Extracted data is transformed into MISMO data types for consumption by automation engines, and data points are automatically associated with 'snippets' of the data on the original documents.



> Automatically extract critical loan data for evaluating loan quality. DocVelocity transforms the data into MISMO data types for use with automation engines.

### Centralized, Secure and Streamlined Collaboration

DocVelocity enables authorized personnel to annotate documents electronically to identify items that require attention from other participants collaborating in the loan production process. Your employees and guest users have secure access to shared documents, and are able to work on digital loan folders simultaneously to resolve issues quickly and speed processing times.

### Automated TRID Tolerance Checks

DocVelocity automatically tracks all versions of Loan Estimates and Closing Disclosures, organizes fee data into tolerance groupings, and performs TRID tolerance checks. Capsilon DocVelocity maintains a complete history of all versions of Loan Estimates and Closing Disclosures to quickly audit where and how baselines changed.

Fee	Baseline	Current	Tolerance
Origination Fee	\$1,000.00	\$1,000.00	\$0.00
Prepaid Interest	\$1,000.00	\$1,000.00	\$0.00
Underwriting Fee	\$1,000.00	\$1,000.00	\$0.00
Appraisal Fee	\$1,000.00	\$1,000.00	\$0.00
Inspection Fee	\$1,000.00	\$1,000.00	\$0.00
Escrow Fee	\$1,000.00	\$1,000.00	\$0.00
Recording Fee	\$1,000.00	\$1,000.00	\$0.00
Notary Fee	\$1,000.00	\$1,000.00	\$0.00
State Fee	\$1,000.00	\$1,000.00	\$0.00
Other Fees	\$1,000.00	\$1,000.00	\$0.00
<b>Total</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>

> Automated TRID tolerance checks make it easy to stay compliant.

### Collaborative Loan Closing

Lenders can now collaborate electronically with settlement agents and borrowers to speed the mortgage loan closing process and reduce costs while ensuring regulatory compliance. The Capsilon DocVelocity Collaborative Closing Center™ enables lenders to quickly obtain, exchange and validate loan documents and fee data with settlement agents, and electronically deliver disclosure documents to borrowers for electronic signature. All events are tracked throughout the entire closing process to ensure accuracy, auditability and compliance.

Item Type	Fee To	Amount	Actual Count
Application Fee	1000000	\$100.00	1
Underwriting Fee	1000000	\$100.00	1
Appraisal Fee	1000000	\$100.00	1
Inspection Fee	1000000	\$100.00	1
Escrow Fee	1000000	\$100.00	1
Recording Fee	1000000	\$100.00	1
Notary Fee	1000000	\$100.00	1
State Fee	1000000	\$100.00	1
Other Fees	1000000	\$100.00	1
<b>Total</b>	<b>1000000</b>	<b>\$1,000.00</b>	<b>8</b>

> Creating, updating, and sharing Closing Disclosure fee information with settlement agents is fast, easy, and secure using the Capsilon DocVelocity Collaborative Closing Center.

### Fast, Compliant Electronic Transactions

Comprehensive E-Signatures capabilities, including automatic signature placement and an electronic Signing Table, make electronic closings fast and compliant. The DocVelocity E-Vault provides long-term retention of, and access to, electronically signed documents to meet all regulatory requirements.

### Instant Delivery

DocVelocity allows mortgage lenders and investors to define document packaging rules. Package and deliver electronic documents for any investor, insurer, servicer or other third-party with the click of a button. Documents can be searched for, filtered, selected, and arranged in a stacking order according to loan type and investor. A visual quality control window provides assurance of exactly which documents are being sent.

### Retention with Easy Access

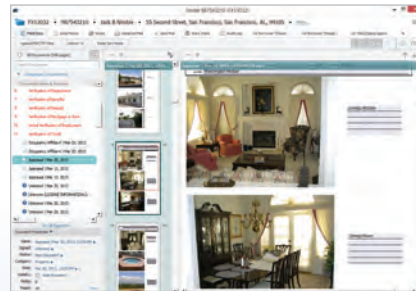
Loan folders and document images are retained long-term in the Capsilon secure cloud. Content includes complete contextual history including status, notices, and actions. Documents are ready for retrieval at a moment's notice. DocVelocity takes the pain out of compliance with complete audit history for all documents and changes made to documents.

### Secure Imaging in the Cloud

The Capsilon DocVelocity platform is provided as a cloud-based Software-as-a-Service (SaaS) solution. Capsilon hosts the solution at multiple geographically diverse, secure data centers. Mirrored capacity and full data replication between the centers provide maximum availability. Capsilon DocVelocity is an enterprise-class solution that delivers the performance, reliability and security your business needs.

### Superior Usability

Capsilon DocVelocity was designed for mortgage professionals by mortgage professionals. With obsessive focus on streamlining operational processes, DocVelocity was built to adapt to your workflows so you don't have to adapt to the solution. With over a decade of usability improvements and thousands of satisfied users, DocVelocity sets the standard for usability in the mortgage industry.



> With an intuitive user interface that matches your workflow, Capsilon DocVelocity sets a new standard for usability.

### Powerful End-User Interfaces

DocVelocity's rich functionality is available across interfaces and devices: web, desktop and mobile. Only Capsilon delivers all three of these user interfaces, to work the way you do.



# Capsilon DocVelocity® Key Feature List

## Imaging/Capture

### Multiple capture channels

- Fax, Email, SFTP, and HTTP

### Multiple interfaces

- Drag-and-drop with Desktop
- Snap and upload with DocVelocity Mobile
- Anywhere upload with DocVelocity Web client
- Print driver
- APIs for LOS integration and more

### Multiple user contexts

- Upload directly to folder
- Partners & Guests upload to Threads
- Standardized documents using site dictionary
- Centralize intake to Inbox

### Patented Automated Document Recognition

- Automated recognition of 250+ industry standard documents
  - Multi-engine algorithms with voting capability
  - Industry-specific collation
- Barcode recognition for proprietary documents
- Automated categorization and document revisioning
- Automated document rotation correction
- Automated blank page detection and exclusion
- Original page sequence maintenance
- Ongoing learnset program
- Custom learnset development
- Site-managed document dictionary

### Conversion services

- Lossless conversion to deal with variations in distributed capture
- Multi-layered conversion engines
- Conversion status indicators
- Ongoing zero-data loss program

## Automated Data Extraction and Validation

### Automated Data Extraction

- Automated data extraction from structured and free-form mortgage documents
- Data transformed to MISMO data types for consumption by automation engines
- Visual association of the data extracted to a "snippet" on the document

### Centralized high-speed data validation

- Desktop-based, high-speed Data Validation Station
- Data validation through focused view of the snippet and corresponding highlight in document view for additional context
- Skill-based work escalation

### Data integrity views

- Interactive data points for navigating to corresponding snippet highlights in documents
- Validated data points can be edited by authorized users
- Extracted data points are in MISMO specified format for export to data management systems
- Data point cross-reference views

## Electronic Transactions

### E-Signatures

- Optimized workflow to create signing requests and execute electronic signings
- DocVelocity Signing Table, an intuitive web based user interface for executing e-signing
- Automated signature marker placements when integrated with Document Preparation Service Providers; templates and drag-and-drop options for signature marker placement
- Compliant with the Uniform Electronic Transactions Act (UETA) and The Electronic Signatures in Global and National Commerce

### E-Vault

- Legally admissible authoritative copies of PDF documents stored and protected
- Robust encryption used to protect assets
- Documents time-stamped and wrapped with a tamper-evident seal
- Audit trail history for every asset

## Collaborative Closing

### Lender/Third-party collaboration

- Invite settlement agent to a secure electronic workspace to validate and update fee data electronically
- Share electronic fee sheet with settlement agent; both parties may update fee data, add comments and track comment history
- Securely send documents to third parties for electronic or wet signatures

### Tolerance checks & version control

- Track all versions of Loan Estimates (LEs) and Closing Disclosures (CDs)
- Automatically perform TRID tolerance checks, calculate variances and possible "Cost to Cure"
- Organize fees by tolerance categories based on TRID rules

## Instant Document Delivery

### Multiple delivery protocols

- Secure Email, Fax and Secure FTP
- Deliver packages directly to Government Sponsored Enterprises (GSEs), investors and servicers

### Rich tools for curating packages

- Stacking orders
- Richer categorization and contextual information with document tags
- Missing document detection
- View document names as per recipient's naming conventions

### Rich packaging options

- PDF/TIFF with option to compress to zip
- XML-based document and data attributes
- Batch delivery
- Data point exports

## Indexing & Document Management

### Advanced document management

- Role-based access control
- Document-level Annotation Tools
- Document Tags

### Indexing validation

- Support for both centralized queue-enabled and decentralized exception handling
- High productivity correction tools
  - Keystroke-driven
  - Smart dictionary lookup
  - Re-sequence pages using drag-and-drop
  - Confidence level indicators

### Document views

- Seamless scroll-down views
- Full-screen views
- Compare views
- Missing document views (and copy to Clipboard)
- Filtered views and grouped views
- Stacking order views
- Rich document properties
- Original page sequence views for mail items
- High performance views using caching
- Touch-screen views on iOS devices

### Workflow

- Drag-and-drop workflows for document population and manipulation
- Status-driven workflows for documents and folders
- Queue-driven workflows for exception handling with rule-based automated work distribution
- Streamlined document acceptance and underwriting
- Cabinet-based workflow for loan lifecycle management
- API and embeddable UI widgets to integrate with LOS, in-house partner and borrower portals
- Automated routing of inbound documents to Folder with support for centrally routing exceptions



Capsilon has been recognized as a leading innovator in the mortgage industry, and our DocVelocity solution has earned numerous awards. We are proud of the accolades we have received:



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## About Capsilon Corporation

Capsilon transforms the speed and economics of the mortgage production and servicing process. The Capsilon Digital Mortgage Platform leverages the power of the cloud and intelligent process automation to transform the existing mortgage production and servicing process into a modern digital mortgage factory. Capsilon gives mortgage originators, servicers and loan purchasers a disruptive advantage by making it possible to deliver mortgages at the highest velocity and at a new cost structure with the utmost integrity. Headquartered in San Francisco, Capsilon serves many of the mortgage industry's most innovative companies, including two of the 10 largest residential mortgage lenders in the United States. For more information, visit [www.capsilon.com](http://www.capsilon.com).