



Value to Lend On

CMS[®] Servicing
Collateral Management System[®]

Over the past decade, the nation's largest banks have partnered with FNC® to streamline their loan origination processes. Now, mortgage servicing professionals are taking advantage of the same cutting edge technology to manage increased volumes, minimize risk, and cut costs.

Today, more than ever, an accurate collateral valuation is critical in all phases of the mortgage process: origination, servicing, delinquency, default, and REOs as well as home equity and Quality Control. FNC's Collateral Management System® (CMS®) is the solution. CMS is a collateral valuation workflow platform that automates vendor management, appraisal ordering, tracking, reconciliation, documentation, and review for lender compliance with investor and regulatory guidelines.

Centralized Servicing Solutions

By processing more than 350,000 appraisals per month—representing 1.2 to 1.6 million property records—CMS has enabled the industry's top mortgage originators to realize reduced costs and more efficient loan production—all while ensuring compliance. CMS can do the same for you—you'll service increasingly higher volumes of loans with ease.

Combined with FNC's collateral-focused data and analytics, CMS is an enterprise system that provides transparency into the collateral backing a loan from origination and capital markets to servicing—a solution unmatched in the industry. Now, with CMS, you can see a loan's entire history all in one place: the convenience of your desktop.

No one understands collateral better than FNC.

“People want to buy consistency and efficiency. That's what our solutions provide.”

— Jeff Triplette, FNC President and Chief Operating Officer

Here's what FNC and CMS can do for servicers:

- **Show**—We'll provide a detailed, comprehensive presentation of your entire loan portfolio and make it interactive. You can also see the original loan amount, the unpaid balance, and what's been ordered (AVM, BPO, appraisal report)—all from one centralized system.
- **Decision**—CMS gives you the completely customizable platform you need to decide the most accurate value. For example, set your own rules, such as when orders must be made on what thresholds. In addition, you can set alerts which prompt you to action when your LTV reaches a pre-set threshold.
- **Service**—Manage increasingly higher volumes of loans, increasing production without adding employees.

Further utilize our innovative solutions to:

- Increase your confidence level in the accuracy of values.
- Easily automate periodic value determinations on millions of loans at once.
- Order valuation products, track the order, and enjoy a standardized, consistent documented review, using the same set of rules across the board.

- Quickly identify risk, changing markets, foreclosures and more.
- Utilize a centralized tool set—see a loan's history, review results, and view products ordered on the loan all under one roof. No more hunting for information or cutting and pasting among numerous sources.
- Free up resources—staff members can service a higher volume of loans, saving both time and money.
- Go green—with your CMS, gone are the days of paper-heavy processes; access all loan information with a click.
- Enjoy expanded reporting capabilities—your CMS will give you current, accurate property data in seconds. No more waiting for the information you need!

“As your portfolio manager, the CMS is exceptional on its own. Add in its myriad other benefits—workflow efficiency, standardization, centralization—and suddenly you gain a system that gives you the competitive advantage you need to cut costs and free up staff.”

— Charles Hurst, Director, National Sales

Automated Ordering and Processing

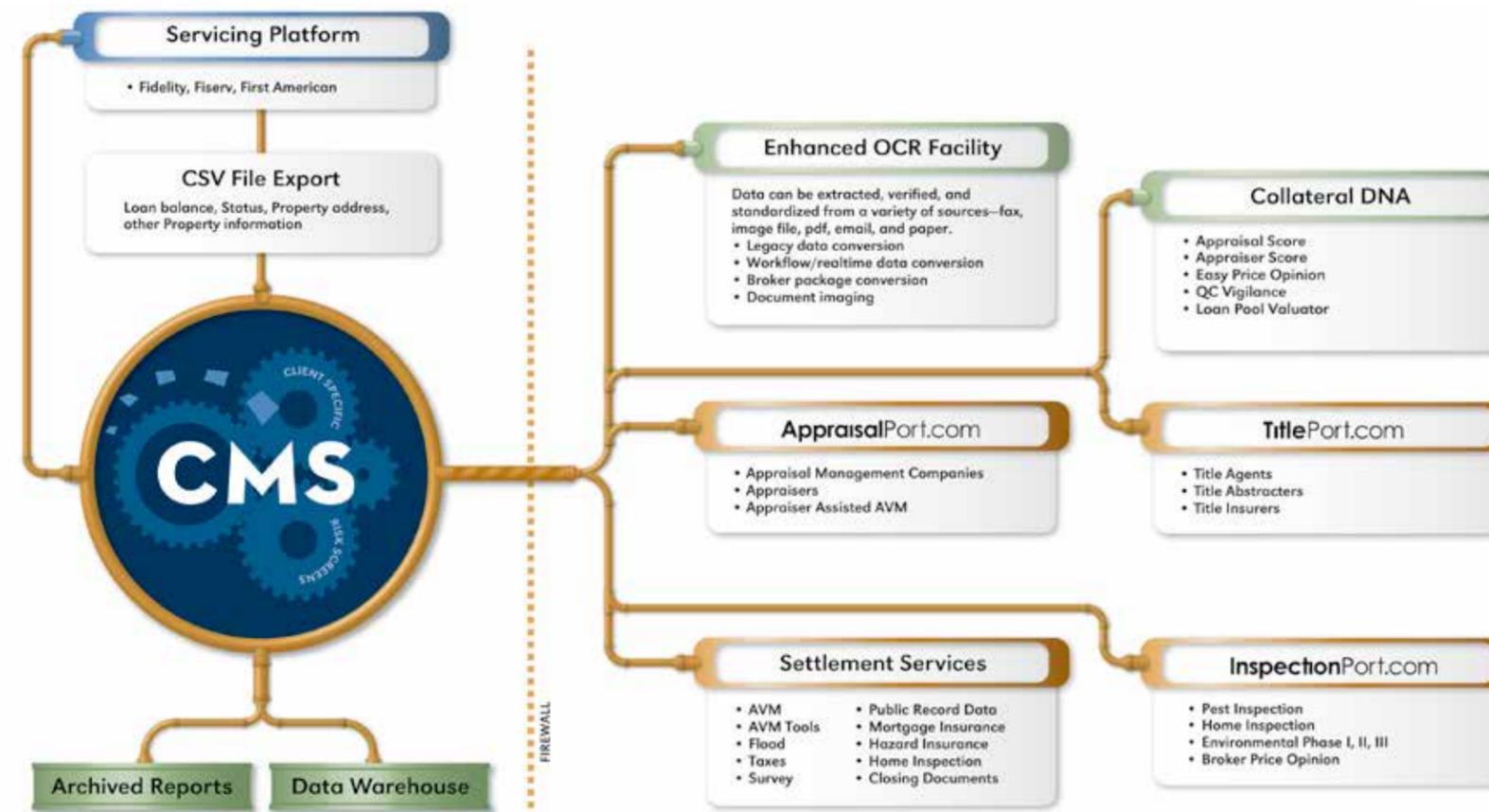
In today's market—a tsunami of default and foreclosure—mortgage servicers are struggling to keep up with the sheer volume of activity. Traditional methods—manually ordering valuation services and processing the results one by one—are too inefficient to keep ahead of the pace.

FNC brings relief. The nation's top mortgage originators already trust FNC's CMS to manage the flow of their collateral information and automate ordering and review of appraisals, BPOs, fraud products, AVMs, and title information.

Our Collateral Servicing Solution offered as a module inside CMS, makes that same efficiency available to servicers, providing your institution with collateral transparency in one automated system.

With FNC's Collateral Servicing Solution, you can:

- Order public record and appraisal data, AVMs, BPOs, and full appraisal products automatically from third-party vendors of your choice.
- Automate the determination of which products to order and when to order them based on criteria you choose.
- Automatically review the valuation service from third-party vendors using our industry leading Generally Accepted Appraisal Rules™ (GAAR®).
- Take advantage of the most current market data to make better loan decisions faster.
- Automatically update your servicing platform with current property values.



CMS is your virtual servicing valuation manager, automating the whole process and increasing capacity while helping to ensure vendor independence: CMS determines the proper service type based on your policies and assigns orders from your approved appraiser pools nationwide—perfect for servicers who need to control expenses and speed the loan process.

Additionally, CMS monitors quality control and review. Instantly assess the quality of the valuation service submitted. CMS gives you the timely turnarounds you need without sacrificing a detailed, in-depth review. It's the most efficient review process possible, meaning you'll fulfill more orders faster than ever.

CMS stores your collateral data for secure, easy access and follow-up analysis. It can also track the performance of your vendors. Valuation services and lender-vendor communications are transmitted safely and securely within the system's framework; CMS even keeps a record of messages for future reference, which eliminates confusion and misunderstandings. Concise reports provide performance metrics on both internal processes and external vendors, helping you manage your business more efficiently.

“In today's market, mortgage lenders want a comprehensive solution to their collateral problems in the areas of compliance, process efficiency, QC, reliability, and due diligence. We can deliver that solution.”

— Bob Dorsey, FNC Co-Founder and Executive Vice President of Data & Analytics

Predictive and Descriptive Analytics

FNC's Collateral DNA™ suite of analytic products provides automation that further increases servicing efficiencies and streamlines workflow. Our clients nationwide benefit from this state-of-the-art technology:

- GAAR® — a comprehensive automated review of appraisals that helps you detect fraud and mitigate risk faster and more consistently than a manual review. Its compliance rule set reviews appraisals for regulatory and GSE compliance, while its risk set reviews according to industry best practices.
- Property Scan™ — a streamlined analytical report from multiple data sources for the subject and comparables. This comprehensive package provides real property characteristics, legal description, sales history, county tax information, and recent and historical comparable sales all in a reader-friendly format.
- QC Vigilance — a Web-based quality control tool that helps reviewers quickly gauge the quality of the appraisal by thoroughly analyzing comparables. QC Vigilance also offers a value range, an interactive map plotting the subject and comps, and a thorough, reader-friendly report.

CMS users can also leverage FNC's other innovative analytics tools, such as the Appraisal Score, which verifies the appraisal's thoroughness, and Appraiser Score, which reveals an appraiser's license information, any disciplinary actions, and past performance quality.

Other available analytics products, such as Market Report, Market Statistics Monitor, and Market Trend Monitor, give you the latest market data down to the zip code level, helping you make the best lending decisions.

National Collateral Database™

FNC's Collateral Management System is supported by the company's National Collateral Database via FNC's analytic products. By combining public record data and non-confidential appraisal data, FNC has built the most robust collateral database in the world to ensure that you have accurate property valuations at your fingertips.

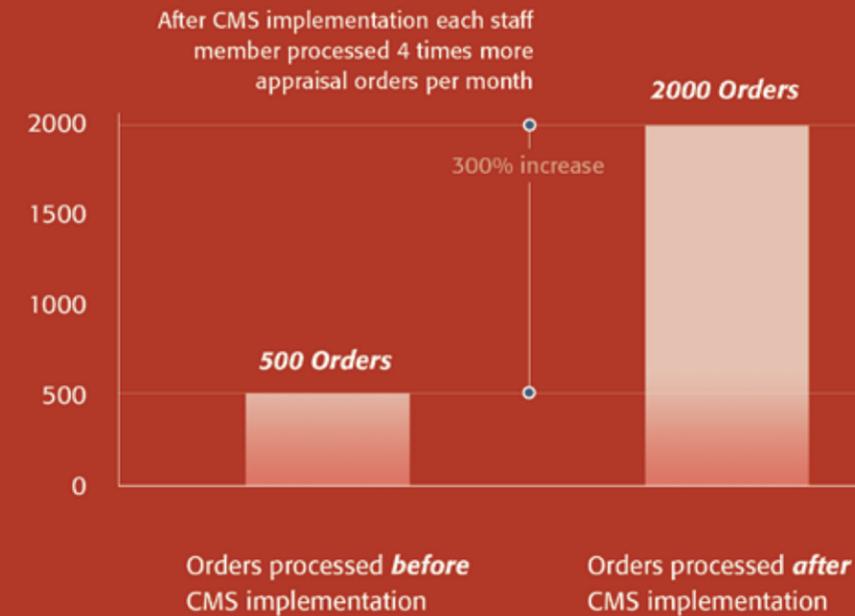
What's in it for you? With FNC's CMS, you'll be able to tap into the National Collateral Database to quickly access the most current and comprehensive property information available, meaning you'll process delinquencies and foreclosures and value portfolios faster than ever before. Just imagine - unrestricted access to the data you need when you need it. Only with CMS.



Average turn time on all appraisal orders *before* CMS implementation

Average turn time on all appraisal orders *after* CMS implementation

« Client A Appraisal Turn Times



Client B » Individual Productivity

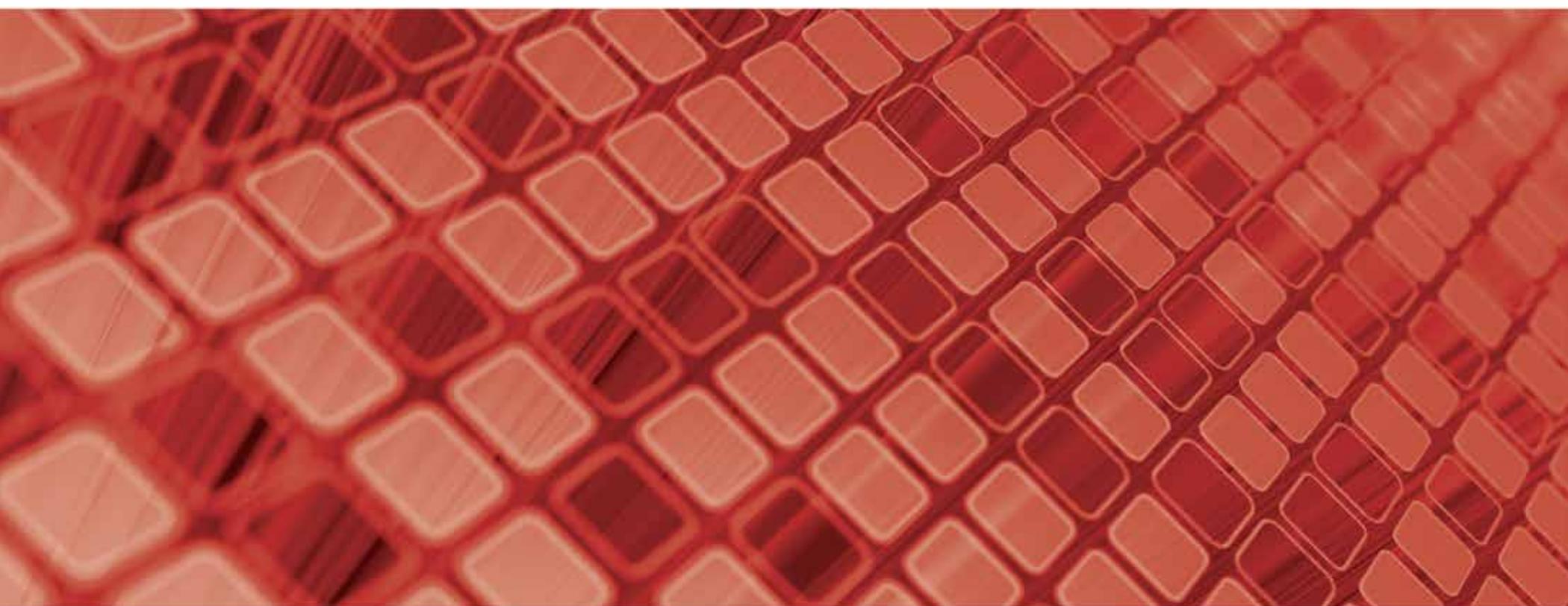
After CMS implementation each staff member processed 4 times more appraisal orders per month

Orders processed *before* CMS implementation

Orders processed *after* CMS implementation

More than ever, FNC's Collateral Management System, GAAR Compliance and Risk series, and Collateral DNA suite of analytic solutions are critical to anyone interested in access to accurate, up-to-date property valuations at every phase of the servicing cycle throughout the life of the loan.

Now's the time. Try CMS® Servicing today.



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