

**Home Equity Reverse Mortgage Information
Technology
(HERMIT)**

HERMIT System Changes – Release 4.0

Release Date: 01/10/2015

HERMIT SYSTEM CHANGES – RELEASE 4.0

1. INTRODUCTION

The HECM SP has released version 4.0 of the HERMIT software which consists of Display of Error Messages as part of the Validations for missing Banking Information for the Servicer and removal of the Repair Set Aside edit. If you have any questions regarding the functionality of the software release, please contact the HERMIT Help Desk at 561-899-2610 or at support@hecmsp.com. If you have any policy related questions, please send an email to HUD at answers@hud.gov.

1.1 HERMIT SYSTEM CHANGES – Validations for missing Banking Information

1.1.1 *Display of error messages when banking information is missing for the Servicer during Manual Loan Setup*

The HERMIT system will display error messages during manual loan set up if any or all banking information is missing for the Servicer. The banking information comprises of Tax ID#, ABA Routing#, and Bank Account #. The error message is displayed as part of all validations during loan set up after all required fields are filled in and the user clicks ‘Save and Close’ or ‘Save and Next’.



Figure 1: Manual Loan Setup displaying Banking Validation Error Messages

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1.1.2 Display of error messages when banking information is missing for the Servicer during B2G Loan Setup

The HERMIT system will display error messages during manual loan set up if any or all banking information is missing for the Servicer. The banking information comprises of Tax ID#, ABA Routing#, and Bank Account #. The error message is displayed as part of all validations during B2G loan set up, when the user uploads the file.

The screenshot shows the HERMIT system interface for 'Servicer File Upload'. The page includes a navigation menu with 'Home', 'Loan', 'Endorsed', 'Accounting', 'Batch', 'Reports', and 'Logout'. The main content area displays 'Import results' for a file named 'Loan SetupImportnew.txt'. The 'Details' section shows 1 error record, 0 warning/success records, and 0 success records. The 'Errors' column of the table below contains a red-highlighted message: '- Servicer Bank ABA Routing # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank ABA Routing # from the Servicer Info page or contact the HERMIT Help Desk.' An orange arrow points to this message.

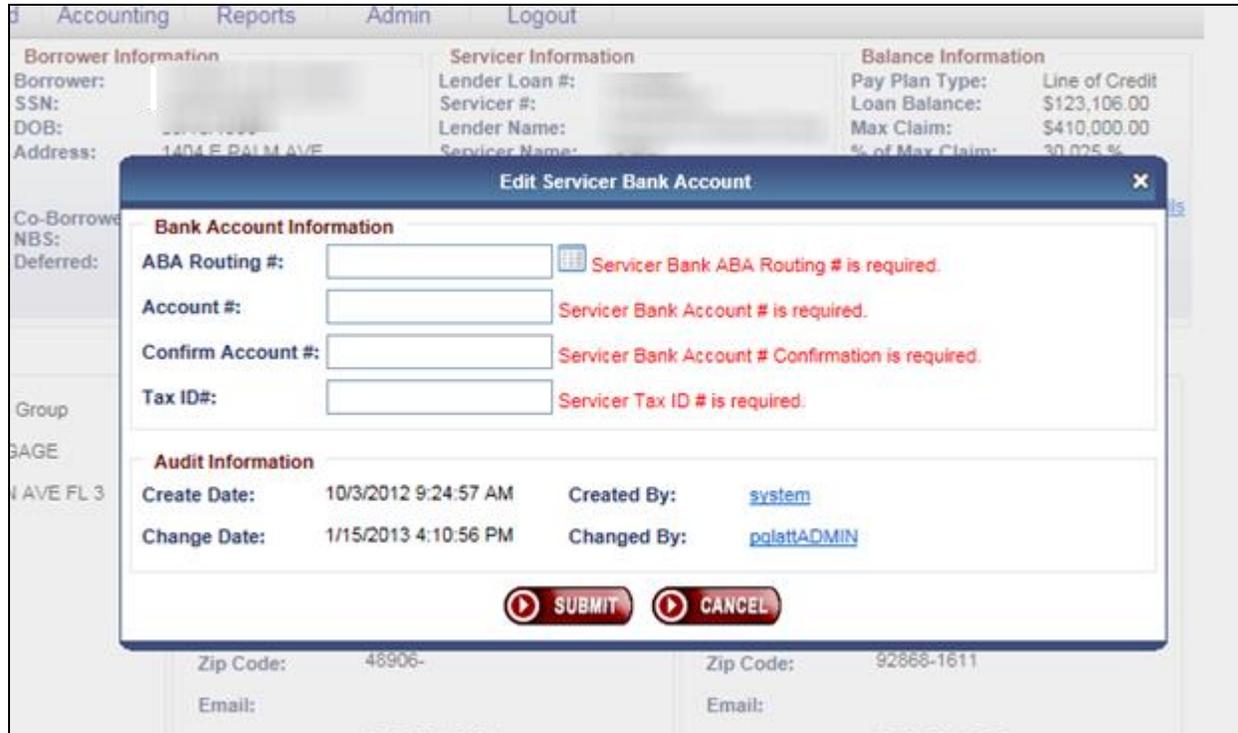
Rec #	FHA Case #	Status	Errors	Warnings
1		Error	<ul style="list-style-type: none">- Rate Type and Index Type combination is invalid- IMIP Paid By Lender must be >=\$0.00 and <= IMIP Total of \$1,250.00- Servicer Bank ABA Routing # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank ABA Routing # from the Servicer Info page or contact the HERMIT Help Desk.- Servicer Bank Account # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Account # from the Servicer Info page or contact the HERMIT Help Desk.- Servicer Tax ID # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Tax ID # from the Servicer Info page or contact the HERMIT Help Desk.- The sum of the details entered for Mandatory Obligation fields must equal the value in the Total Mandatory Obligations field received from CHUMS(IMIP Financed, Closing Costs, Discharge of Liens, Loan Origination, Repair Set Aside, T&I First Yr Payments). The difference is \$2,550.00 (MO from CHUMS is \$0.00 and MO fields summary is \$2,550.00)	

Figure 2: B2G Loan Setup displaying Banking Validation Error Messages

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1.1.3 *Display of error messages in the Edit Servicer Bank Account Screen when Servicer Banking Information is missing*

The HERMIT system will display error messages when user clicks on the Submit button on the Edit Servicer Bank Account Screen, when all or any of the banking information for the servicer is missing. The banking information comprises of Tax ID#, ABA Routing#, and Bank Account #.

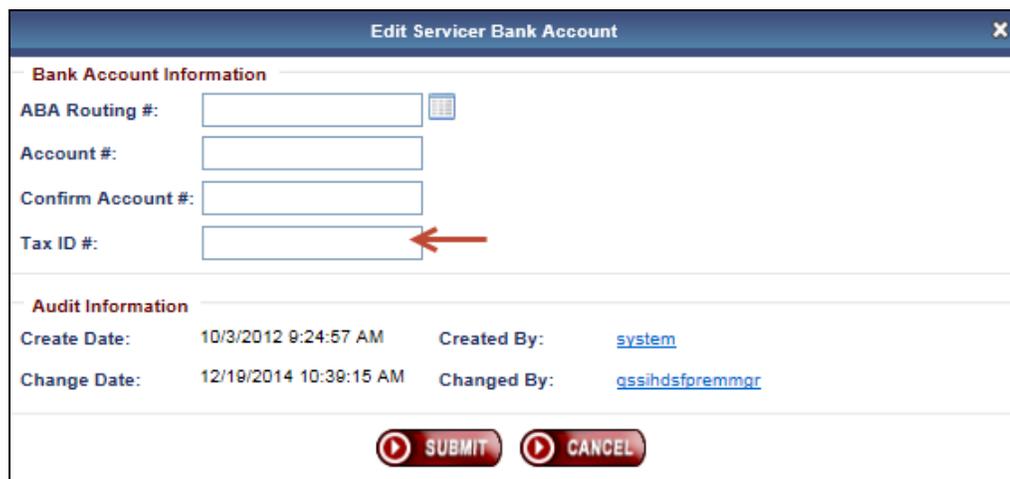


The screenshot shows the 'Edit Servicer Bank Account' dialog box. The 'Bank Account Information' section contains four input fields: 'ABA Routing #', 'Account #', 'Confirm Account #', and 'Tax ID#'. Each field has a red error message next to it: 'Servicer Bank ABA Routing # is required.', 'Servicer Bank Account # is required.', 'Servicer Bank Account # Confirmation is required.', and 'Servicer Tax ID # is required.' respectively. The 'Audit Information' section shows 'Create Date: 10/3/2012 9:24:57 AM' and 'Created By: system', and 'Change Date: 1/15/2013 4:10:56 PM' and 'Changed By: polattADMIN'. At the bottom are 'SUBMIT' and 'CANCEL' buttons.

Figure 3: Edit Servicer Bank Account Screen displaying Banking Validation Error Messages

1.1.4 *Display of the field Tax ID# in the Edit Servicer Bank Account Screen*

The HERMIT system now displays Tax ID# as field in the Edit Servicer Bank Account Screen as part of the other Banking Information. The Tax ID# field will allow the user to edit their Tax ID#.



The screenshot shows the 'Edit Servicer Bank Account' dialog box. The 'Bank Account Information' section contains four input fields: 'ABA Routing #', 'Account #', 'Confirm Account #', and 'Tax ID#'. A red arrow points to the 'Tax ID #' field. The 'Audit Information' section shows 'Create Date: 10/3/2012 9:24:57 AM' and 'Created By: system', and 'Change Date: 12/19/2014 10:39:15 AM' and 'Changed By: gssihdsfremmgr'. At the bottom are 'SUBMIT' and 'CANCEL' buttons.

Figure 4: Display of the field Tax ID# in the Edit Servicer Bank Account Screen

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1.1.5 Display of error messages during B2G Servicer Transfer when Servicer's Banking Information is missing

The HERMIT system now displays error messages during B2G Servicer Transfer when a user clicks on the option "Servicer Transfer" in the Servicer File Upload Screen, if the banking information for the Servicer is missing. The banking information comprises of Tax ID#, ABA Routing#, and Bank Account #.

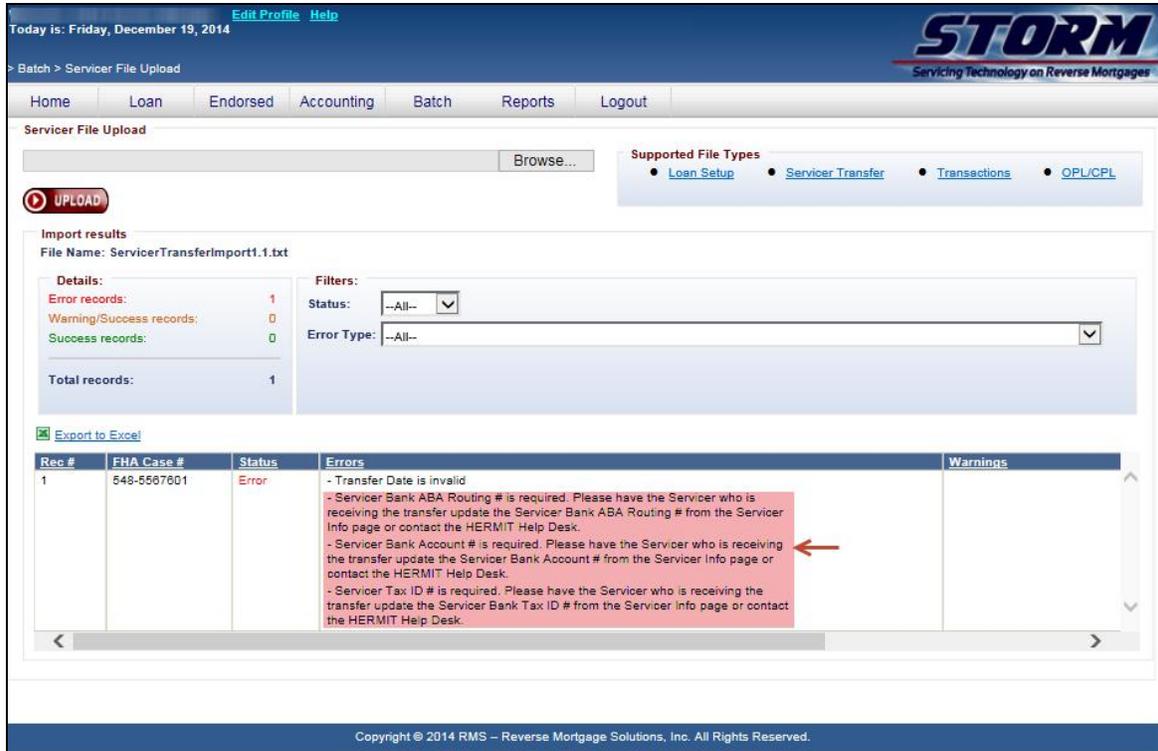


Figure 5: Servicer File Upload Screen displaying Banking Validation Error Messages

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1.1.6 *Display of error messages during Single Servicer Transfer when Servicer's Banking Information is missing*

The HERMIT system now displays error messages during Single Servicer Transfer when a user clicks on the field "Servicer Name" in the Edit Servicer Screen and chooses a date from the drop down option for the Transfer Date field, if the banking information for the Servicer is missing. The banking information comprises of Tax ID#, ABA Routing#, and Bank Account #.

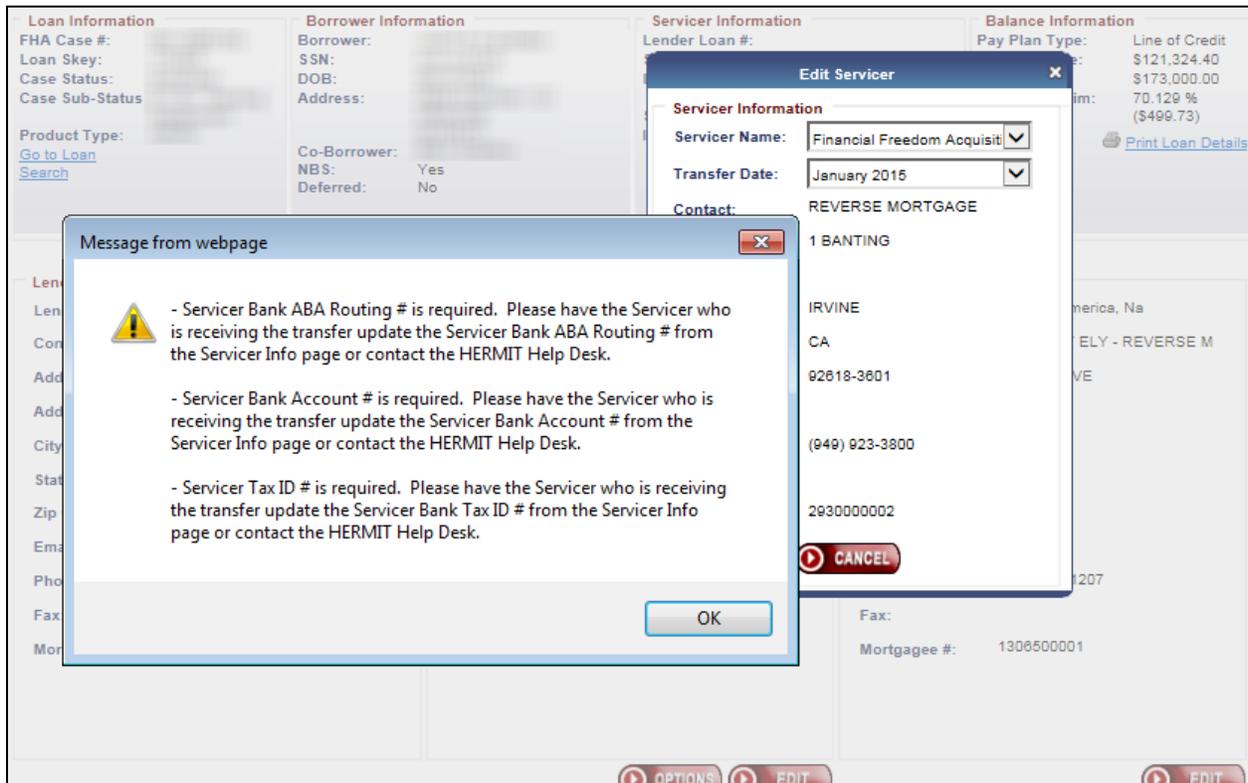


Figure 6: Single Servicer Transfer displaying Banking Validations Error Messages

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1.1.7 Display of error messages during Initial Transfer when Servicer's Banking Information is missing

The HERMIT system will display error messages during Initial Transfer when a user clicks on the field "To Servicer" in the Initial Transfer Screen and clicks OK, if the banking information for the Servicer is missing. The banking information comprises of Tax ID#, ABA Routing#, and Bank Account #.

The screenshot shows the 'Initial Transfer' screen with a navigation bar at the top containing 'Home', 'Loan', 'Endorsed', 'Accounting', 'Batch', 'Reports', and 'Logout'. The main content area is a table with four columns: 'Transfer Date', 'FHA Case #', 'To Servicer', and 'Validation'. Each row represents a transfer entry with a date of 12/09/2014 and 'One West Bank Fsb' as the servicer. The 'Validation' column contains three red error messages for each row, indicating that the Servicer Bank ABA Routing #, Servicer Bank Account #, and Servicer Tax ID # are missing and need to be updated.

Transfer Date	FHA Case #	To Servicer	Validation
12/09/2014		One West Bank Fsb	<p>Servicer Bank ABA Routing # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank ABA Routing # from the Servicer Info page or contact the HERMIT Help Desk.</p> <p>Servicer Bank Account # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Account # from the Servicer Info page or contact the HERMIT Help Desk.</p> <p>Servicer Tax ID # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Tax ID # from the Servicer Info page or contact the HERMIT Help Desk.</p>
12/09/2014		One West Bank Fsb	<p>Servicer Bank ABA Routing # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank ABA Routing # from the Servicer Info page or contact the HERMIT Help Desk.</p> <p>Servicer Bank Account # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Account # from the Servicer Info page or contact the HERMIT Help Desk.</p> <p>Servicer Tax ID # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Tax ID # from the Servicer Info page or contact the HERMIT Help Desk.</p>
12/09/2014		One West Bank Fsb	<p>Servicer Bank ABA Routing # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank ABA Routing # from the Servicer Info page or contact the HERMIT Help Desk.</p> <p>Servicer Bank Account # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Account # from the Servicer Info page or contact the HERMIT Help Desk.</p> <p>Servicer Tax ID # is required. Please have the Servicer who is receiving the transfer update the Servicer Bank Tax ID # from the Servicer Info page or contact the HERMIT Help Desk.</p>
12/09/2014		One West Bank Fsb	
12/09/2014		One West Bank Fsb	

Figure 7: Initial Transfer displaying Banking Validations Error Messages

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1.2 HERMIT SYSTEM CHANGES – Non-Borrowing Spouse changes

1.2.1 Display of the deferred status in the Borrower Information section

The Deferred status in the Header section will be displayed.



Figure 8: Deferred label displayed in the Borrower Information section

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1.2.2 Display of the Deactivate NBS and deactivation message for an Eligible Non-Borrowing Spouse

The Non-Borrowing Spouse information in the Contacts section will display 'Deactivate NBS'. When the User clicks on the Deactivate NBS checkbox for an eligible non-borrowing spouse, a pop up certification box will appear.

Contact Info

Contact: Non-Borrowing Spouse

Contact Name & Address

First Name: [] Mid: [] Last: []

Address 1: []

Address 2: []

City: [] State: VA Zip: 22202

Birth Date: [] Age: 65

Other Information

Marital: [] Emergency Contact: Home #: []

Gender: [] Authorized Contact: Work #: []

Language: English Deactivate NBS: Cell #: []

Death Date: [] Eligible: Fax #: []

Email: []

Deactivating Eligible NBS

Deactivate Message

Have you obtained the mortgagor's written certification of ineligibility of this non borrowing spouse OR has the deferral period ended?

Click "YES" if you have obtained the mortgagor's written certification of ineligibility of this non borrowing spouse to deactivate the eligible non borrowing spouse OR the deferral period has ended.

Click "NO" if you have not obtained the mortgagor's written certification of ineligibility of this non borrowing spouse OR the deferral period has NOT ended. Please create the mortgagor's certification of ineligibility of non borrowing spouse letter. For Assigned loans use the Occupancy Compliance Certification timeline and add the appropriate optional step "Mortgagor's Certification of Ineligible non borrowing spouse".

YES NO

Figure 9: Deferred label displayed in the Borrower Information section

1.2.3 Displaying the Alert message for Death of an Eligible Non-Borrowing Spouse

An alert message for the death of an eligible non-borrowing spouse will be displayed when a User logs into HERMIT.

Critical Alerts

Critical Alert Information

Alert Date	Alert Description	Severity	Alert Amt	Expiration Date	Status	Alert Note
11/06/2014	Death of NBS	Critical			Active	NBS Name: HARRY WELLS
12/15/2014	Payments Suspended	Critical			Active	
12/13/2014	Death of Co-Borrower	Critical			Active	Co-Borrower Name: MICHAEL WELLS
12/12/2014	Death of Co-Borrower	Critical			Active	Co-Borrower Name: GREG WELLS
12/11/2014	Death of Borrower	Critical			Active	RUDOLPH WELLS

OK

Figure 10: Alert message displayed for death of an eligible non-borrowing spouse

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1.3 HERMIT SYSTEM CHANGES – Repair Set Aside Validation

1.3.1 *Removal of Repair Set Aside Validation from the Loan Setup screen and the Transaction screen.*

The system previously restricted the user to enter 15% of MCA for their repair Set Aside amount on the Loan Setup screen and on the Transaction screen. The HERMIT validation for the RSA has been removed from the HERMIT system and user will need to ensure they enter the correct amount going forward.