

# Fannie Mae Loan Quality Initiative solutions

Fannie Mae has made it clear that its Loan Quality Initiative (LQI) is intended to stop the wave of repurchase demands by ensuring that loan data is complete, accurate and fully reflective of the terms of the mortgage.

What is also clear is that Kroll Factual Data has solutions to help you to meet the new guidelines in a quick, cost-effective manner while avoiding unnecessary borrower fallout.

## Verifying is believing

Mistakes happen, as well as fraudulent activities. Using our independent verification solutions, you can proceed confidently through the loan process, from beginning to end, knowing you're utilizing industry-recognized best practices. Kroll Factual Data has a complete set of independent verification solutions to help you meet the ever-evolving LQI requirements, in every phase of the lending process: pre-qualification, pre-closing and post-closing quality control (QC). Our comprehensive services cover all aspects of your verification needs, providing reliable, actionable intelligence to support your lending decision.

## Independent verification specialists

With more than 25 years of experience analyzing consumer data, Kroll Factual Data's expertise helps lenders make qualified loan decisions that reduce risk, enhance safety and soundness, and increase profitability. By providing impartial, expertly verified information, our independent verification solutions help confirm the quality of loan data and enable a safer, more efficient lending process.

## Pre-qualification

Set the foundation for a smooth, safe lending process by independently verifying that your applicants are who they say they are; and that no individual associated with your loan is on an excluded parties list. Ensure a safe start using:

- Social Security Validation and Verification
- Identity Report
- Related Parties Report

## Pre-closing

Discover undisclosed liabilities before closing loans to reduce the risk of loss from repurchase requests.

- Loan Review Report accesses credit data and other sources to offer an instant, flexible, easy-to-use report that summarizes changes in applicant liabilities.

A summary compares current credit data to an original credit report from Kroll Factual Data, or reports all changes over the last 30, 60 or 90 days for an original credit report from another source.

## Post-closing quality control

You only have 30 days after closing to select loans for QC review, and completion is required within the next 60 days, so time is of the essence. Optimize your staffing requirements and associated overhead and be prepared to deal with varying loan volumes by turning to Kroll Factual Data for your re-verification procedures. Our complete spectrum of independent verification services precisely and promptly documents credit and capacity, identity, and collateral and property.

## Contact Us

800-929-3400  
sales@krollfactualdata.com  
www.krollfactualdata.com

	<i>Pre-qualification</i>	<i>Pre-close</i>	<i>Post-close QC</i>
<p><b>Credit Report</b></p> <p>Receive an automated merged credit report that combines the in-file reports from multiple repositories into a single report.</p>	✓		✓
<p><b>Loan Review Report</b></p> <p>Designed specifically to detect undisclosed liabilities just prior to loan closing, provides new credit data to highlight an applicant's new credit inquiries and debts, new tradelines, balance increases, and changes in payments along with mortgage and property lien searches and exclusionary list searches.</p>		✓	
<p><b>Income, Employment, Assets and Liability Verification</b></p> <p>Provides unbiased verification of employment, income, assets and liabilities.</p>	✓	✓	✓
<p><b>Social Security Validation</b></p> <p>Validate whether a Social Security number and date-of-birth combination falls within an acceptable range.</p>	✓		
<p><b>Social Security Verification</b></p> <p>Verify directly with the Social Security Administration whether a name and Social Security number combination match, and whether the holder has been reported as deceased.</p>	✓		✓
<p><b>Identity Report with Risk Score</b></p> <p>Assesses the risk of identity misrepresentation and searches lists for Patriot Act compliance, GSA Excluded Party and HUD Debarment and Limited Denial of Participation lists, the SDN list, the Non-SDN Palestinian Legislative Council List (NS-PLC), as well as custom and other exclusionary lists.</p>	✓		
<p><b>Related Parties Report</b></p> <p>Assesses the risk of non-qualified parties, prohibited individuals, party collusion, conflicts of interest, and non-arms-length transactions for mortgage loan transactions.</p>	✓		
<p><b>Collateral Fraud Analysis</b></p> <p>Evaluate data about subject properties and surrounding areas to estimate the risk of over or under valuation, misrepresentation of property characteristics, detect undisclosed liens, validate ownership and title, and identify data errors related to property address and owner name.</p>	✓		✓