



Integrated Doc Prep:

The Key to Efficient Lending

Executive Summary

There are few system integrations in the mortgage industry as critical as the one between a lender's loan origination system (LOS) and document preparation platform. The type of connection between these two pieces of technology can have a dramatic impact on compliance, productivity and overall loan quality, yet many lenders lack a clear understanding of the variances between integration types. As a result, lenders might opt for a type of LOS-doc prep integration that may not be the best fit for their organization and its needs. This white paper will attempt to clarify the various types of integrations currently available and offer lenders guidelines on how to choose the right type of LOS-doc prep integration for their organization.

Integration Types

Integrating two systems sounds like a simple enough process. However, as any lender can attest, no two mortgage software platforms are alike. Especially when it comes to LOSs and doc prep systems, the means by which these platforms become connected also vary. Outlined below are the three most common integration scenarios:

Separate but Equal

In this scenario, the LOS and document preparation system are connected, but users are taken directly to the full document preparation portal to draw docs and complete other document preparation-related activities.

Streamlined

When utilizing this type of integration, users are still taken to the document preparation platform to order. They are shown a simplified version of the document preparation fields, with data imported directly from the LOS, and allowed to enter data for custom fields and check document audits.

Blind

In this instance, the doc prep platform is so closely integrated with the LOS that the platform essentially operates behind the scenes. As such, users complete all document preparation activities directly within the LOS.

What's Right for You?

For lenders making the switch to a new document preparation platform, or those that are simply unsure of where to begin the integration journey, the “Separate but Equal” integration is a great place to start. By having access to all of the document preparation platform’s data entry fields, lenders can map out their data entry process from the loan officer level down to see where duplicate efforts may be occurring.

Once the lender has a better sense of the exact type of information that needs to be entered into the document preparation platform, the “Streamlined” integration becomes a much better fit. In this scenario, lenders can customize the fields that are visible in the simplified document preparation portal used in a streamlined integration so that data entry becomes restricted to only items that have not already been entered into the LOS, ensuring that the LOS stays the main system of record while allowing still for items the LOS may not provide, such as state and investor specific fields.

Some lenders, however, prefer to restrict all data entry activity to a single system. In such cases, the “Blind” integration makes more sense. Not only does this completely eliminate the potential for dual data entry, but it also ensures that there aren’t any data discrepancy issues between the LOS and document preparation platform. However, there are some drawbacks to this integration type when it comes to state-level requirements.

LOS platforms are designed to be used by lenders nationwide, which means the features and functionality – especially in regards to document preparation and compliance – tend to focus on federal-level standards, guidelines and regulations. As such, these platforms may lack state-specific compliance information and fields, thus requiring lenders to create a separate process for ensuring state-level compliance.

Ultimately, the type of integration a lender chooses to utilize depends significantly on the structure of their organization and their goals and desires. To help make this decision, lenders should rely on the knowledge and expertise of their document preparation vendor when making this critical decision.

The IDS Difference

IDS is equipped to utilize these integration types to connect its flagship document preparation platform idsDoc to a variety of the industry's leading LOS platforms. In addition, the IDS Integrations and Implementation teams are well-versed in all of the LOS platforms with which IDS integrates, and can help lenders not only choose the integration type and LOS that's right for them, but also guide lenders step-by-step through the process to ensure the transition is as seamless as possible. IDS is highly customizable, particularly in streamlined integrations and the fields, audits, and ordering options displayed there, and our team can help lenders maximize their LOS to Doc Prep integration.

Current IDS Integrations

- BeSmartee
- BytePro Enterprise
- Calyx Path
- Calyx Point
- Ellie Mae Encompass 360
- FICS Loan Producer
- FirstClose
- Fusion MortgagebotLOS
- LenderClose
- LendingPad
- LendingQB
- MemberClose
- Mortgage Builder Architect
- MortgageFlexONE
- OpenClose LenderAssist
- PCLender

Don't See Your LOS?

Not a problem – IDS is always adding new integrations to its roster and possesses a full, in-house integrations team to connect idsDoc to your LOS of choice.

Conclusion

The integration between a lender's LOS and document preparation platform is one of the most critical relationships in the mortgage lending ecosystem. Ensuring that the connection between these two systems helps, rather than hinders, day-to-day loan production activities is crucial to lenders' ability to reduce costs, improve efficiency and drive down turn times. By understanding the difference between the integration types and knowing what their vendors can provide in the way of integrations, lenders can make better decisions about the type of integration that works best for their organization.

ABOUT IDS

IDS, a Reynolds and Reynolds company, was founded in 1986 in Salt Lake City, Utah, and is a nationwide provider of mortgage documents and compliance. IDS services include electronic signatures, closing documents, initial disclosures, document fulfillment and integration with leading loan origination systems and eClosing platforms. The IDS flagship doc prep solution, idsDoc, is recognized in the industry for its ability to be customized to meet specific lender needs, particularly in regards to major industry compliance changes.

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