# MERS Automated Lien Release

**Products and Services**

## Lien release automation made simple

MERS® Automated Lien Release™ combines the power of the MERS® System with the lien release framework offered by Simplifile® Document Builder™ to streamline your lien release workflow. Designed for MERS Members who are servicers or subservicers, Automated Lien Release leverages existing paid in full transactions completed on the MERS® System to trigger lien release packages and processing workflow in Simplifile® by ICE Mortgage Technology®.

Seamlessly integrated with Simplifile's solution for all of your servicing document needs, utilize lien release and assignment templates or create your own customized forms. Documents can then be electronically signed and notarized. Your workflow is customized to fit your needs with automation to reduce data entry and manual errors.

### Automate your workflow

- Centralize and digitize your lien release process
- Leverage existing MERS integration and workflow for paid in full transactions
- Automatically determine if a loan is eligible and initiate the creation of a lien release package
- Auto-populate lien release templates with common data points from your transaction or through data extraction from critical documents like the security instrument
- Route documents for review, electronic signing, and recording, preventing mistakes and delays that can occur with manual processing
- Automate status updates and borrower communication to further drive efficiency and cost savings
- Reduce the potential of penalties by prioritizing lien releases based on state compliance dates
- Electronically record most of your documents and create and track documents where eRecording is unavailable
- Queue paper documents for printing along with the checks to pay county fees

### Electronic documents

- Have your most-used templates available inside Simplifile for an end-to-end document workflow
- Template customization available
- Templates can be easily filled out within Simplifile or automatically populated with data from your transaction or servicing system
- Comply with county and state requirements
- Know which states require a trustee for the release and use of Simplifile's network to route documents to a substitute trustee

**MORTGAGE TECHNOLOGY**

**Electronically sign and notarize**

- Create customized workflows for eSigning, eNotarization and final document review
- Electronically sign and notarize documents in states and counties that accept them
- Support your remote workforce using Remote Online Notarization (RON), allowing signers and notaries to work in completely different locations
- Automatically create notary journal entries for each document you notarize
- Maintain a history of all events for audit and compliance purposes

**Features and benefits**

- Accelerate lien release turnaround time, freeing up your resources and providing homeowners with timely resolution
- No new system integration required
- Servicing system agnostic
- Create documents from templates within Simplifile
- Print documents directly to Simplifile for OCR identification, signature routing and recording
- Reduce data entry by auto-filling common information
- Use the Simplifile API to import data from your system and back into accounting and document systems
- Maintain state and county compliance
- Route documents through a review process to prevent mistakes
- Electronically sign documents
- Electronically notarize documents using IPEN or RON
- Experience a seamless workflow withSimplifile eRecording
- Reduce printing and operational costs

Get started by visiting visit <u>mersinc.org</u>

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**Reach us at:** 1-888-955-9100 or schedule a demo at <u>icemortgagetechnology.com/contact-sales</u>

**ice.com**

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