



## A dynamic documents solution to meet the new TILA-RESPA requirements with confidence

As regulations become complex and transaction specific, financial institutions are finding it necessary to rely on dynamic content solutions to deliver the documents required to comply. The TILA-RESPA Integrated Disclosures rule is no exception. Not only does this rule define how the content must look on the document (font, formatting, tables, etc.), but it also outlines exactly what information can be included. Only information related to a borrower's specific transaction can be incorporated into the disclosures. Dynamic content solutions will not only address current regulatory needs, such as TILA-RESPA, but also better position organizations to effectively react to future regulatory requirements.

Traditional static E-form products continue to encounter technical challenges with the ever-changing regulatory environment. Keeping with this content delivery solution will force financial institutions to limit their offerings. Additionally, static E-Forms burden a financial institution's Loan Origination System (LOS) through labor intensive data and from field mapping, as well as in creating and maintaining the business rules required. Rather than be hindered by extensive revisions or limited by what type of loans, features, or fees can be supported, financial institutions are finding it necessary to move away from the limitations of static documents toward a more highly configurable solution. Wolters Kluwer Financial Services' offers Expere® Integrated Disclosures to meet these specific and unique requirements.

### ACCESS:

#### TILA-RESPA Resource Center



Regulatory information, tools, and resources to help you better understand the final rule and how it impacts your business.

[www.WoltersKluwerFS.com/TILA-RESPA](http://www.WoltersKluwerFS.com/TILA-RESPA)

#### Expere® Solution Brief



Expere integrates with your LOS to seamlessly source the document needs of multiple lines of business and channels. Learn more about the full Expere solution.

[www.WoltersKluwerFS.com/Expere](http://www.WoltersKluwerFS.com/Expere)

## Expere® Integrated Disclosures for TILA-RESPA Integrated Disclosures rule

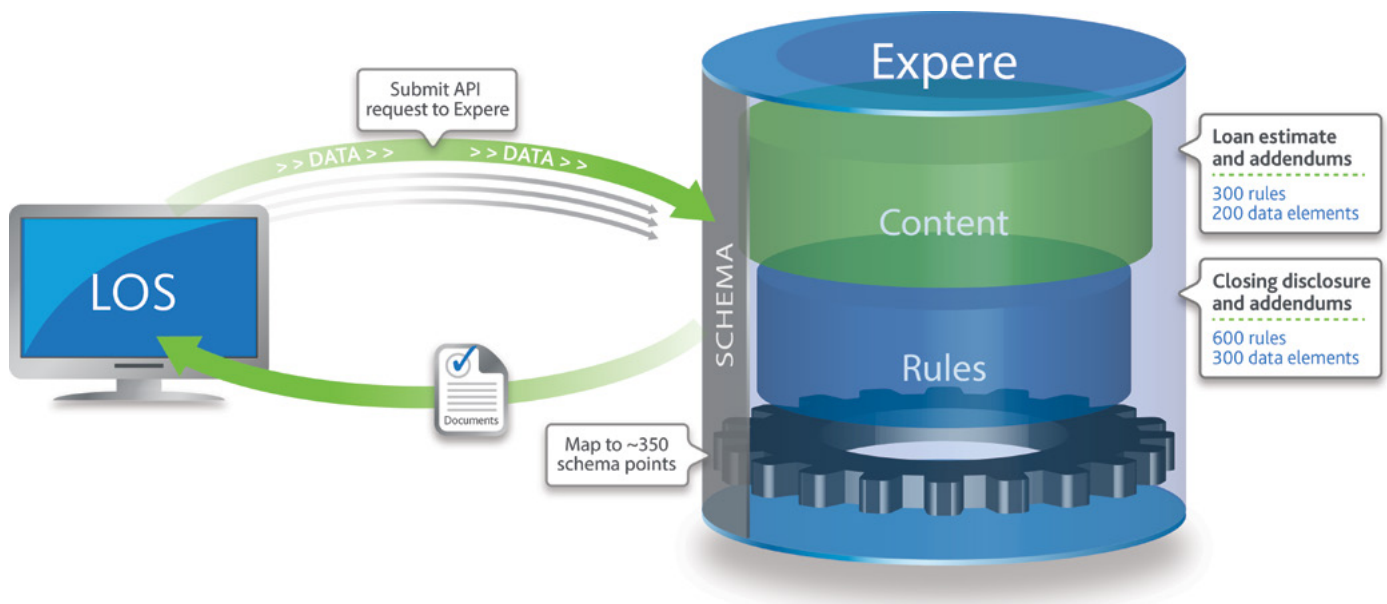
Our Expere solution is a centralized document system that seamlessly serves multiple lines of business and channels, providing a complete set of tools for creating, managing, integrating, testing, and deploying documents.

Leveraging our Expere capabilities, Wolters Kluwer Financial Services has built a new solution to address—and anticipate—TILA-RESPA Integrated Disclosures requirements while increasing operational efficiencies and better managing document risk. Our Expere Integrated Disclosures solution easily helps financial institutions create transaction-specific

Loan Estimate and Closing Disclosure documents as well as satisfy other rule requirements.

With more than 900 pre-built business rules, our Expere Integrated Disclosures solution receives data from the LOS and then automatically selects and populates the correct documents based on compliance rules for loan type, payment characteristics, fees, required disclosures, federal requirements, and your own policies.

The highly dynamic Expere engine constructs the forms, merges data into the forms, and then returns complete and compliant Loan Estimate and Closing Disclosure documents in a PDF format back to the financial institution.



## Expert guidance to help you plan, prepare, and implement

At Wolters Kluwer Financial Services, we take compliance very seriously. Our compliance experts have worked closely with the Consumer Financial Protection Bureau (CFPB), invested thousands of hours completing a detailed analysis of the regulation, and have identified a recommended course of action to keep our clients ahead of the compliance game.

As a long-time innovator of dynamic solutions, Wolters Kluwer Financial Services recommends migrating to a dynamic solution

as the most efficient way to meet the TILA-RESPA Integrated Disclosures rule changes.

### A dynamic solution will:

- Solve the unique requirements of TILA-RESPA now
- Require less effort to maintain beyond implementation
- Better position your organization to seamlessly and proactively address all future regulatory updates

## We stay focused on compliance so financial institutions can concentrate on growth

Best of all, with Expere Integrated Disclosures, Wolters Kluwer Financial Services continuously monitors and maintains the document to ensure ongoing compliance. As a leading risk management and compliance solutions provider, we focus on what we do best so financial institutions can expend their energy growing their businesses and fulfilling other revenue-generating activities.

Financial institutions can trust our industry expertise, processes, and tools to deliver a faster, more cost-effective integration.

- We continuously monitor, maintain, and update the Expere system
- Our experts draft, code, and test documents so financial institutions receive the highest quality solution every time

- Because timing is critical, we ensure our solutions are quickly deployed
- Financial institutions know they're getting access to the right documents for the right transaction—and it's all up to date

Expere Integrated Disclosures are available as a Wolters Kluwer Financial Services-hosted, partner-hosted software solution, or can be brought in-house by the financial institution.

Expere Integrated Disclosures are a practical and smart way for financial institutions to meet today's immediate TILA-RESPA requirements. And, as your compliance needs evolve and grow, the Expere Integrated Disclosures can easily scale to the full dynamic functionality of Expere.

## Minimize the work and maximize the compliance with Expere Integrated Disclosures

<b>E-Forms</b> created as multiple individual pages	<b>Expere</b> generates dynamic disclosures specific to the transaction
LOS staff analyzes and interprets regulations and determines requirements	WKFS compliance has analyzed regulations and developed rules to populate documents correctly
LOS performs analytics to determine for Projected Payments Table columns/data	LOS performs analytics to determine for Projected Payments Table columns/data
LOS develops rules to select the appropriate page combinations based on transaction details	Expere auto-selects appropriate pages based on transaction details
LOS maps to over 700 new form field tags*	LOS maps to ~ 300 schema points*
LOS collects data, performs calculations, and develops complex mapping rules to populate all the form fields	Expere includes ~ 890 form mapping rules to populate all the fields
LOS creates and performs all quality tests	Expere delivers fully programmed and tested document set inclusive of auto-selection and data population rules

\* LOS required to accommodate new data points in platform due to change in fee definitions and elimination of HUD line numbers and calculate projected payments.



## About Wolters Kluwer Financial Services

Wolters Kluwer Financial Services provides more than 15,000 customers worldwide with risk management, compliance, finance, and audit solutions that help them successfully navigate regulatory complexity, optimize risk and financial performance, and manage data to support critical decisions. With more than 30 offices in 20 countries, our prominent brands include: AppOne<sup>®</sup>, ARC Logics<sup>®</sup>, AuthenticWeb<sup>™</sup>, Bankers Systems, Capital Changes, CASH Suite<sup>™</sup>, FRSGlobal, FinArch, GainsKeeper<sup>®</sup>, NILS<sup>®</sup>, TeamMate<sup>®</sup>, Uniform Forms<sup>™</sup>, VMP<sup>®</sup> Mortgage Solutions and Wiz<sup>®</sup>. Wolters Kluwer Financial Services is part of Wolters Kluwer, which had 2013 annual revenues of €3.6 billion (\$4.7 billion), employs 19,000 employees worldwide, and maintains operations in over 40 countries across Europe, North America, Asia Pacific, and Latin America. Wolters Kluwer is headquartered in Alphen aan den Rijn, the Netherlands. Its shares are quoted on Euronext Amsterdam (WKL) and are included in the AEX and Euronext 100 indices.