



Canadian Mortgage Technology

Filogix Expert Release Notes

Release “EB 20.2”

Release Date: May 9, 2020

Table of Contents

Overview	2
Applicant Liabilities Section - Ability to Recalculate	3
Disclaimer Added to the Mortgage Application and Summary Forms	4
Amortization Schedule Enhancements	5
Maintenance Items	6
Preparatory Work to Accommodate Upcoming Equifax Changes	6
Password Reset Screens.....	6

Overview

The May 2020 Expert release includes some minor enhancements and maintenance fixes including:

- Ability to recalculate ratios from the Applicant Liabilities section
- Disclaimer added to the Application and Summary forms
- Enhancements to the Amortization Schedule tool

Special Note: Everyone using Filogix Expert MUST clear your browser cache after the release. Instructions for clearing your browser cache are available from the Expert sign-on page and by accessing the provider's support sites using the links below:

Internet Explorer:

<https://support.microsoft.com/en-ca/help/260897/how-to-delete-the-contents-of-the-temporary-internet-files-folder>

Firefox :

<https://support.mozilla.org/en-US/kb/how-clear-firefox-cache>

Chrome :

https://support.google.com/chrome/answer/2392709?hl=en&ref_topic=7438008&co=GENIE.Platform%3DDesktop&oco=1

Applicant Liabilities Section - Ability to Recalculate

In order to recalculate your ratios directly from the Liabilities Section of Expert, a new 'Recalculate' button has been added. This new function will save you from having to navigate away from this section when looking to see the impacts of any changes to your client's liabilities.

The screenshot displays the Filigix Expert software interface. At the top, the user is identified as Derek Stafford, agent, with a session time remaining of 28:45. The main window shows the 'Liabilities' section for application QA-40937, Colvin, Ardis. A table lists various liabilities with columns for Type, CB, Link, Balance, Overpayment, and Maturity Date. A red arrow points to a 'Recalculate' button in the top right corner of this table. Below the table, a summary row shows Total Assets at \$2,412,000.00, Total Liabilities at \$206,300.00, and a resulting Net Worth of \$2,205,700.00.

Deal	1st mtg	2nd mtg	Credit Scores
005	11,218 %	11,218 %	Ardis Colvin
TDS	18,356 %	18,366 %	
LTV	47,583 %	14,290 %	
Net Worth	\$ 2,416,000.00	\$ 2,416,000.00	

Type	CB	Link	Balance	Overpayment	Maturity Date
Credit Card	4,000.00		7,800.00	33.00	
Auto Loan	9,000.00		8,800.00	946.00	
Mortgage on Rental Property			200,300.00	300.00	
			\$ 9,000.00	\$ 106,300.00	\$ 1,079.00

Total Assets	\$ 2,412,000.00	Total Liabilities	\$ 206,300.00	Net Worth	\$ 2,205,700.00
--------------	-----------------	-------------------	---------------	-----------	-----------------

Disclaimer Added to the Mortgage Application and Summary Forms

A disclaimer has been added to the existing Mortgage Application and Summary forms to remind users these documents are not to be used to submit applications to lenders without going through the designated Expert submission process.

APPLICANT		Applicant	
QA MORTGAGE APPLICATION Lane, Diane QA-41453 Page: 1 of 2 Apr-14-2020 11:08:42 AM EST			
Name: My Diane Lane			
Address: 103 King Street N Hamilton, ON N0G 1Z0			
Residential Status: Own		Time at residence: 10 Years	
Work Phone: (444) 000-0000	Cell Phone:	Home Phone: (444) 000-0000	
Fax Number:		eMail:	
Marital Status: Married	Date of Birth: Sep-18-1978	Dependents: 3	SIN: 999-999-998
Previous Address: glendora Avenue N Unit 105 Toronto, ON M2N 3W8			
Residential Status: Rent		Time at residence: 5 Years	
Current Employer: ewtrr		Time at job: 5 Years	
Occupation: Self-Employed		Job Title: pilot	Employment Type: Full Time
Self Employed: Yes		Annual Income: \$ 150,000.00	
Name: Mrs. Tammy Tomme			
Address: 103 King Street N Hamilton, ON N0G 1Z0			
Residential Status: Own		Time at residence: 10 Years	
Work Phone:	Cell Phone:	Home Phone: (444) 000-0000	
Fax Number:		eMail:	
Marital Status: Married	Date of Birth: Jan-01-1977	Dependents: 3	SIN: 999-999-998
Other Income			
Type	Description	Period	Amount
		Total:	
Financial			
Assets	Description	Value	
		Total:	
Liabilities	Description	Value	Balance
		Monthly Payment	Payoff
Totals			
Other Properties			
Address: 2333 test crescent Byway NE woodbridge, ON L4L 2L3			
Property Value:			
Monthly Rental Income:	\$ 0.00	Rental Offset Option: None	Offset %:
Property Taxes:	Condo Fees:	Heating:	Insurance:
Hydro:	Repairs:	Mgmt Expenses:	Interest Charges:
General Expenses:			
Address: 2333 test crescent Byway NE woodbridge, ON L4L 2L3			
Property Value:			
Monthly Rental Income:	\$ 0.00	Rental Offset Option: None	Offset %:
Property Taxes:	Condo Fees:	Heating:	Insurance:
Hydro:	Repairs:	Mgmt Expenses:	Interest Charges:
General Expenses:			
<p style="background-color: yellow;">This document is intended for reference use only. Any unauthorized distribution, transmission or publication is strictly prohibited.</p>			
QA #725 - 3030 Andrew Street Toronto, Ontario, M5L0A2		Agent : Derek Mathewson Phone: (111) 111-1111, Fax: (417) 656-6656	

Amortization Schedule Enhancements

You are now able to enter a value for the extra payment amount to be applied to all scheduled payments when selecting the 'Extra Payment Every Payment' scenario. This new options prevents you from having to enter each extra payment amount manually. This enhancement is available in the Amortization Schedules within the Tools and Services pages. You are still able to update individual extra payment amounts after the entered amount is applied.

If you leave the new 'Extra Payment Amount' blank, the functionality will work as it previously did (all extra payments will remain blank).

Amortization Schedule

Calculate mortgage info and produce/print an amortization table.

Mortgage Amount:	<input type="text" value="400,000.00"/>	Interest Rate:	<input type="text" value="5.000"/>	%	Interest Only:	<input type="checkbox"/>
Term:	<input type="text" value="60"/> Months	Amortization:	<input type="text" value="25"/> Years	<input type="text" value="0"/> Months		
Payment Frequency:	<input type="text" value="Monthly"/>	Compounded:	<input type="text" value="Semi-Annually"/>			
Payment:	<input type="text" value="2,326.42"/>	Payment Override:	<input type="checkbox"/>			

Closing Date:	<input type="text"/>	Amortization Scenario:	<input type="text" value="Extra Payment Every Payment"/>
Interest Adjustment Date:	<input type="text"/>	Extra Payment Amount:	<input type="text" value="200.00"/>
First Payment Date:	<input type="text"/>	Prepared For:	<input type="text"/>
Interest Adjustment Amount:	<input type="text" value="0.00"/>		

#	Mortgage	Amortization	Rate	Term	Payment	Frequency	Int Only	Balance Remaining
1	\$ 400,000.00	300	5.000 %	60	\$ 2,326.42	Monthly	N	\$ 354,030.03
2	\$ 400,000.00	300	4.000 %	60	\$ 970.25	Biweekly	N	\$ 348,215.87
3	\$ 400,000.00	300	4.000 %	60	\$ 970.25	Biweekly	N	\$ 348,215.87

Summary		Scenario			Original		
Extra Payments	Payment Number	Interest	Principal	Balance	Interest	Principal	Balance
<input type="text" value="200.00"/>	1	\$ 1,649.57	\$ 876.85	\$ 399,123.15	\$ 1,649.57	\$ 676.85	\$ 399,323.15
<input type="text" value="200.00"/>	2	\$ 1,645.95	\$ 880.47	\$ 398,242.68	\$ 1,646.77	\$ 679.65	\$ 398,643.50
<input type="text" value="200.00"/>	3	\$ 1,642.32	\$ 884.10	\$ 397,358.58	\$ 1,643.97	\$ 682.45	\$ 397,961.05
<input type="text" value="200.00"/>	4	\$ 1,638.67	\$ 887.75	\$ 396,470.83	\$ 1,641.16	\$ 685.26	\$ 397,275.79
<input type="text" value="200.00"/>	5	\$ 1,635.01	\$ 891.41	\$ 395,579.42	\$ 1,638.33	\$ 688.09	\$ 396,587.70
<input type="text" value="200.00"/>	6	\$ 1,631.34	\$ 895.08	\$ 394,684.34	\$ 1,635.49	\$ 690.93	\$ 395,896.77
<input type="text" value="200.00"/>	7	\$ 1,627.64	\$ 898.78	\$ 393,785.56	\$ 1,632.64	\$ 693.78	\$ 395,202.99
<input type="text" value="200.00"/>	8	\$ 1,623.94	\$ 902.48	\$ 392,883.08	\$ 1,629.78	\$ 696.64	\$ 394,506.35

Maintenance Items

Preparatory Work to Accommodate Upcoming Equifax Changes

In order to ensure Expert is compliant with the upcoming changes Equifax is introducing regarding the transmission of bureau data, several updates have been made which will be visible once Equifax rolls out their changes.

Password Reset Screens

Minor cosmetic changes have been made to the password reset screens; no changes in functionality have been introduced.



About Filogix

Filogix has served as the hub of the Canadian mortgage industry for more than a decade. We are the industry leading connectivity provider, providing trusted mortgage lending products that enable the effective management of the sales process from origination through underwriting. As the mortgage landscape continues to change, Filogix is prioritizing advances to support the industry into the future. We're investing in a more open infrastructure and building connectivity to create a complete mortgage marketplace, helping mortgage professionals do business with more choice, speed and reliability than ever before.