

# Path Release Notes

August 2023

This Path update is scheduled for production release in August 2023, including the following feature updates and enhancements. The actual feature updates and enhancements may be subject to change based on testing, development, and other factors that occur before the release date.

*Note: IFR IDs are displayed at the end of items where applicable. Critical issues that were fixed are indicated by .*

## New Features

### Loan and User

#### Loan Transmittal Screen

- Added the new **Maximum Payment** checkbox above the *Qualifying Payment (P&I)* field (Underwriting *Information* section).  
(47855)
  - When this box is checked, the borrower's qualification will be based on the maximum possible payment, which will set the *Qualifying Payment (P&I)* to the maximum P&I in the *Payment Schedule* lightbox.

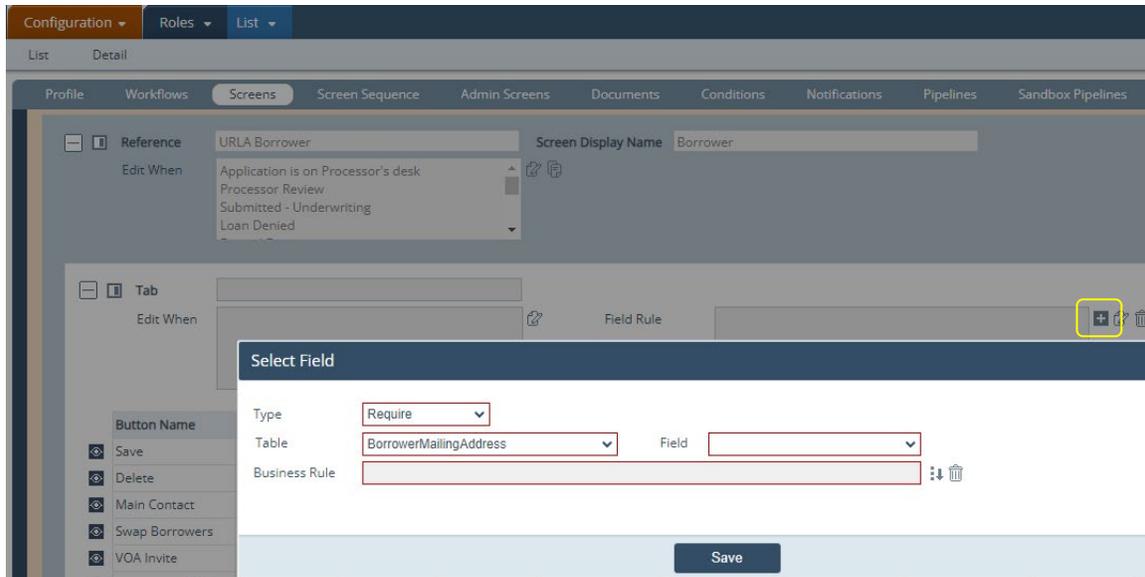
### Compliance

#### Closing Costs > Fees Tab

- Added the ability to split POC fees, with a portion paid outside of closing and the remaining portion due at closing, used for scenarios where borrowers pay upfront for services like appraisal or credit, but the actual invoice exceeds the amount collected upfront. This allows for the remaining amount to be collected at closing. This new feature includes:  
(46484)
  - New **POC Amount** and **Amount Due at Closing** fields.
  - Enhanced functionality of the *POC* checkbox.
  - To use this new feature, check the *POC* box and enter the upfront portion of the fee (to be paid outside of closing) into the **POC Amount** field. Then the **Amount Due at Closing** field will automatically adjust to display the remaining amount due at closing.
  - This new feature applies to all fees.

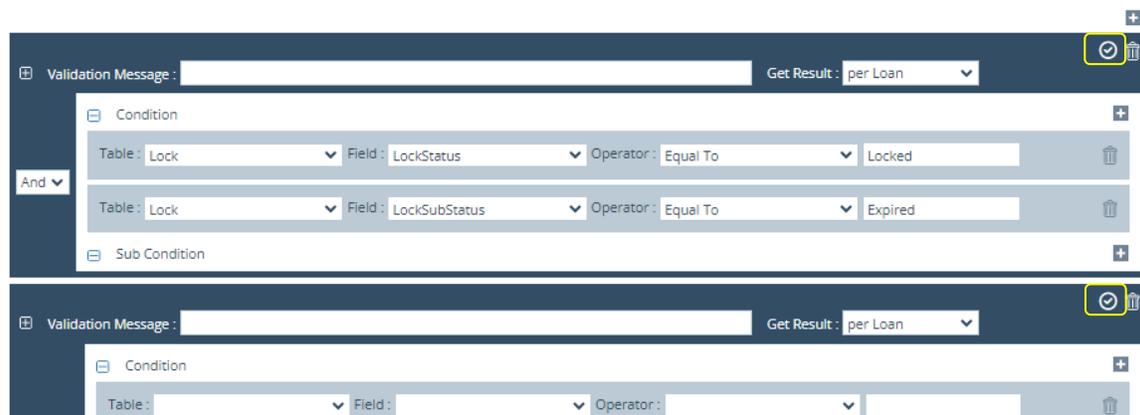
## Configuration

- Added the ability to copy business units to enhance efficiency. (41804)
-  Added the ability to configure mailing and current address fields as required or disabled. (48260)
  - To enable this new feature, go to *Configuration > Roles > Screens > Field Rule*  > *Select Field* lightbox.



## Settings

- Added the ability to test individual conditions within a business rule, with the new test icon .
-  **Rule Condition**



- When there are multiple conditions within a rule, click this icon to test the individual conditions, instead of testing the entire rule via the **Test** button at the bottom of the screen.
- Added the ability to copy individual rule conditions.

## General Updates and Enhancements

### Loan and User

#### FHA Loans

- Updated the calculation of the *Upfront MIP* for FHA loans, where the amount is truncated after the second decimal (cent), rather than rounded, because the Upfront MIP is always truncated, never rounded. (47764)
- Updated the *Upfront MIP* fee for FHA loans, where by default the fee is financed (the *Financed* box checked in the fee's lightbox on the *Closing Costs > Fees* tab), to avoid user error, because the Upfront MI is always financed. (47866)

#### Pipeline

- Added **Agency Case Number** and **Lender Case Number** as fields that can be displayed in the *Pipeline* table. (48263)
-  The filtering function is now working correctly for the search box. (44915)

#### Borrower Screen

- Updated the *Legal Entity lightbox* by adding more options to the *Type* dropdown menu, to give lenders more options to choose from. (40245)
  - Added options: **Limited Liability Corporation**, **Federal Credit Union**, **State Chartered Credit Union**, and **Other**.
- Updated all address fields to automatically save whenever data is entered to enhance efficiency. (48087)

#### Product & Pricing Screen

-  Updated the *Pricing Search Parameters* lightbox (PPE), where the *Desired Note Rate* field is only a required field when *Rate* is selected from the *Search by Type* dropdown menu. (48097)
  - The update is implemented for both *Production* (loan side) and *Lock*.

- Updated the *Index Type* dropdown menu, by adding **Wall Street Journal Prime**, used for portfolio loans. (46679)
- Updated the logic for FHA loans, where financed *Discount Point* fees only reflect the *Base Loan Amount* and *Upfront Mortgage Insurance Premium*. (47967)
  - To add financed *Discount Points* to the *Total Loan Amount*, copy the value from *Closing Costs > Fees* tab and add it to the *Borrower Financed Fees* field on the *Product & Pricing* screen.
- Updated the *Buydown > Paid By* dropdown menu by adding **Seller** as an option. (47737)
-  Updated the *Lock Expiration Date* field where the lock expiration date is now populated when lock has been confirmed. (48314)
- Seller-paid temporary buydowns now display the fully amortized payment instead of the bought-down rate. (47835)

## Property Screen

- Added the new **No NFIP Map** checkbox. (47456)
- Updated the *Community Map Number* field to the **Community-Panel Number** field. (47456)

## Transactions Screen

- Updated the *Other Credit* lightbox > *Lender Credits* section, by adding: (46403)
  - The **Percent** field and **Based On** dropdown menu.
    - ✓ This gives users the ability to enter an additional lender credit, which can be a percentage that is based on these newly added options (from the **Based On** dropdown menu):
      - **Base Loan Amount**
      - **Purchase Price**
      - **Appraised Value**
      - **Total Loan Amount**
  - Also added the **Total Additional Lender Credit** field.
    - ✓ This field will display the sum of the amount entered in the *Additional Lender Credit* field and the inputs from the **Percent** field and **Based On** dropdown menu.

### Quote Screen

- Added the **Citizenship** field to *Borrower Information > Personal Information* subsection.  
(48070)

### Fannie Mae Screen

- Added the copy icon () to the *MSA or County* field.  
(46488)
  - Click this icon to copy the *County* field from the *Property* screen to the *MSA or County* field on the *Fannie Mae* screen.

### VA > Summary Tab

- To support VA form 26-1880 Request for a Certificate of Eligibility:
  - Updated the *Prior VA Loan* section, by adding:
    - ✓ Section III > 17A – 17D, regarding new form question about whether the borrower owns a property, which was financed with a VA home loan, that has been substantially damaged or destroyed by a federally declared natural disaster.  
(47938)
    - ✓ **Loan Number** fields, to support Section III > 14B, 15B, and 16B, regarding new form questions about the borrower’s previous VA loan information, such as address, loan number, date, entitlement restoration.  
(47937)
  - Updated the *Loan Purpose* dropdown menu, by adding **Entitlement Inquiry Only**, to support Section III > 12, to provide the additional answer for how the borrower will use their Certificate of Eligibility regarding previous VA loans.  
(47936)
  - Added the **Pre-Discharge Claim Pending** dropdown menu, to support Section II > 10C, regarding whether the borrower has a pre-discharge claim pending with the VA.  
(47933)
- Added the **For Refinances Only** section to support VA form 26-1820, Section I > 16A – 17B, regarding if the loan was modified or an ARM loan.  
(48006)

### Construction Screen

- Updated the *Construction Holdback* field to be displayed as a percentage.  
(47923)

## Contacts Screen

- Updated the *Loan Preparer* section with the addition of the **State License Number** field. (48020)
- Updated the *Loan Contacts* tab by adding the new **Loan Closer** section, which is automatically populated with the closer's information when the loan is assigned to the closer, for scenarios where the closer's name is required on the mortgage. (48042)

## General User Interface

- Updated username fields to display the full names (first, middle, last, suffix) of all users who worked on a loan file where applicable. (47770)
- Updated the *County* dropdown menu for the state of Virginia, by adding **Emporia** and **South Boston**. (46457)
-  Updated the *Current Information* section of the *Tax Transcript* lightbox (*Borrower* screen). (47901)
  - Information entered in this section are now correctly populating the *Borrower* screen and *Interfaces > Verifications > Order* tab.
-  Updated the autofill and autosave functions, where the *Transactions > Application Date* field is now correctly auto-populating, which means the user does not need to click the *Save* button on the *Borrower*, *Property*, and *Product & Pricing* screens, while completing the 6 pieces of information (RESPA/TILA). (48296)

## Compliance

### Disclosure Dates Screen

- Updated the calculation of the *Closing Disclosure Due Date* field to include Saturday, giving lenders who do operate on Saturdays the ability to add this day in the calculation. (48033)
  - If a Saturday happens to be a federal holiday, it will be excluded from the calculation.
  - Sundays are excluded.

### Closing Costs > Loan Estimate Tab

- Updated all *Calculating Cash to Close* fields to be rounded values (nearest dollar) to match the rounded values printed on the LE form. (47988)

- Unrounded values will remain in the back end for the purpose of determining and comparing the different versions of the cost to cure.

### Closing Costs > Summaries of Transactions Tab

- Relabeled the *Copy from Application* button to **Sync with Application**, to better reflect the button's functionality.  
(47953)
  - In addition to copying adjustments from the *Summaries of Transactions* tab to the *Closing Disclosure* tab and the *Transactions* screen, it also copies applicable data from the *Transactions* screen to the *Summaries of Transactions* tab, such as *Seller Credits*.

### Closing Costs > Fees Tab

- Added the **Adjustment Amount** field to the *Prepaid* lightbox, giving users the ability to adjust the amounts that need to be collected within prepaids. A use-case scenario would be adding a new HOI policy's admin fee that is not part of the premium.  
(48098)
  - Both positive and negative values can be entered in the field.

### Closing Costs > Closing Disclosure Tab

- Added the **Cost to Cure**, **CD Cash to Close**, **LE Cash to Close**, and **URLA Cash to Close** fields at the top of the tab for convenience.  
(47984)

### Closing Costs > Fees Tab and Closing Disclosure Tab

- Updated the *Lender Credits* lightbox, by adding:  
(46403)
  - The **Percent** field and **Based On** dropdown menu.
    - ✓ This gives users the ability to enter an additional lender credit, which can be a percentage that is based on these newly added options (from the **Based On** dropdown menu):
      - **Base Loan Amount**
      - **Purchase Price**
      - **Appraised Value**
      - **Total Loan Amount**
  - Also added the **Total Additional Lender Credit** field.
    - ✓ This field will display the sum of the amount entered in the *Additional Lender Credit* field and the inputs from the **Percent** field and **Based On** dropdown menu.

## Closing Costs > Summary Tab

- Updated the *Total Estimated Monthly Payment* section, by:  
(45179)
  - Adding the **Supplemental Property Insurance** field.
  - Relabeling the following fields from:
    - ✓ *Other Financing (P&I)* to **Subordinate Liens (P&I)**
    - ✓ *Hazard Insurance* to **Homeowner's Insurance**
    - ✓ *Real Estate Taxes* to **Property Taxes**
    - ✓ *Homeowner's Association Dues* to **Association/Project Dues**

## Lock

### Lock Verification, Request, and Confirm Screens

- Added the **Last Priced Date/Time** field, to timestamp when pricing was last run.  
(48102)
- Added an editable **Requested Lock Rate** field, to ensure that the rate the loan is locked at matches the fully adjusted rate returned from the PPE search.  
(48099)
  - This field is used when the *Note Rate* has been entered on the loan side, without the *Base Rate* or *LLRA* being entered.

### Request Screen

- Updated the *Request Type* dropdown menu, where *Initial* is removed as an option after a lock request has been confirmed.  
(48196)

### Confirm Screen

- Added the **Benchmark Price** and **Anticipated Sell Price** sections, to support lock and secondary workflows in Path.  
(48124)

## Settings

### General

- Updated the Filters sections for *Fees > Fee Templates, Conditions, and Checklists > Templates*, by adding the **2-4 Family** checkbox as an additional filtering option in the *Property Type* section, for setting up fee templates, conditions, and checklist templates, respectively.  
(47816)

### Documents > Category

- Updated the document category *Form*, where it can no longer be deleted, to prevent accidental deletion.  
(48278)

### Contacts > Company Profile Tab

- Updated the *Company* field to allow for up to 500 characters, so that company names can be fully displayed without the need for abbreviations.  
(47945)

## Interfaces

- Added **Factual Data by CBC - Soft Pull** to the *Credit Agency* dropdown menu on the *Credit* screen.  
(48141)
- To support the new Standard Flood Hazard Determination form:  
(47456)
  - Relabeled the *Community Map Number* field to **Community-Panel Number**.
  - Added new **No NFIP Map** checkbox.
  - These updates ensure the successful importing of flood data back into Path.

 Updated the import logic, where the loan is no longer indicated as a HOEPA loan when QM is run.  
(48125)

 Updated the export logic, where:

- The DO/DU M3.4 AUS type is now correctly exporting to MI.  
(47834)
- The current income data set no longer includes the previous income.  
(47904)

## Documents

- Updated *Document Details*, where *Category* can be selected even when it is not associated with a *Type*.  
(48313)
-  Certificate of Trust files can now be uploaded and downloaded without issues.  
(48198)
-  The document view function is now working correctly for the 4506-C form.  
(47603)
-  eSign documents that are sent for signatures are now returned without missing information.  
(48095)

## Templates

- Added `Loan.UnderwritingMethod` and `Warehouse.AdvanceFee` to the loan template.  
(47970, 48063)

## Reports

- Added **Flood.FloodVendor**, **Flood.FloodZone**, and **Flood.FloodZoneIndicator** to the Flood Report, giving lenders the ability to provide additional flood data for required reports.  
(48276)
- Added new **MCR Expanded Report – All States**.
- Added the construction fee as a reportable field.  
(47923)
  - The field is accessed via *Production > Construction > Construction Fees*  *> Fee* lightbox *> Description* field.