
Collateral

Tools for Tracking Property Securing Loans

INTRODUCTION

This booklet documents how you can configure and track collateral that secures member loans. Included is also a discussion of the Medallion Collateral type.

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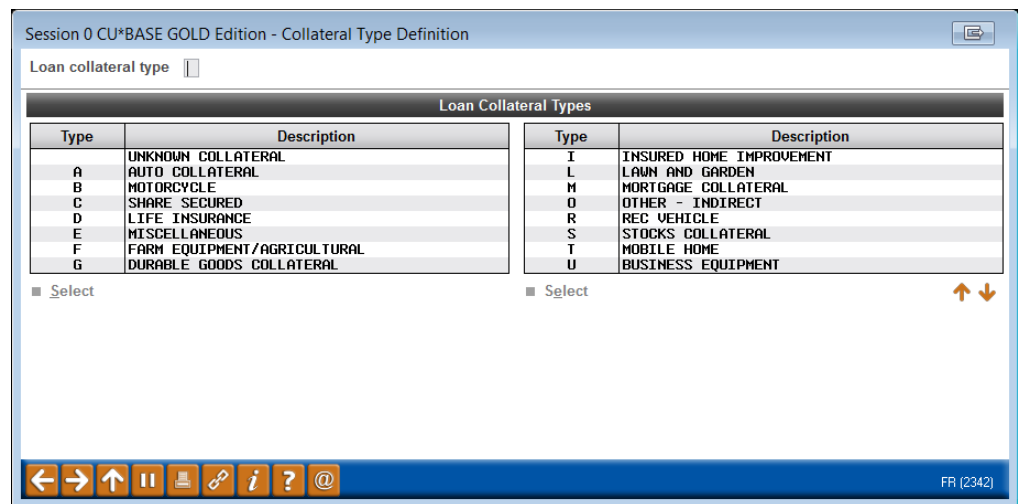
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http://www.cuanswers.com/client_reference.php
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COLLATERAL CONFIGURATION

“Collateral Type Configuration” on the Loan Products menu



This screen is used to create a credit union-defined collateral code, and choose the Definition Type that determines which fields are used for the collateral items. There are only four collateral definition types that determine the fields on the collateral screen:

V=Vehicle

R=Real Estate

S=Stocks

O=Other

M=Medallion

However, your credit union can configure up to 26 different collateral codes from those four definitions (for example, “Automobile” and “Watercraft” may both use definition type “V”). Any Collateral Type codes that are configured with definition type “V” have the Title Tracking feature. Any Collateral Type codes that are configured with definition type “R” have the Property Tax Tracking feature.

ADDING COLLATERAL RECORDS



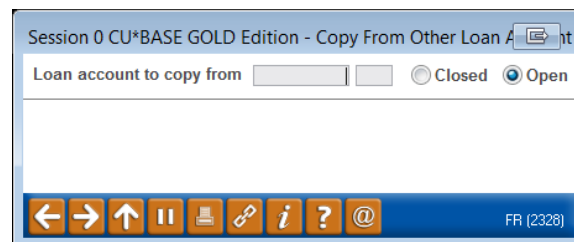
This screen appears when adding a collateral item to a new loan request, or when maintaining collateral on an existing loan. From this screen you may add a new collateral item to the loan, or make changes to an existing item. (Remember that loans may have multiple collateral items attached to them.)

To add a new item, enter one of the collateral type codes shown at the bottom of the screen and use Enter.

- If the code was configured with definition type “V” (Vehicle), the screen on Page 4 will appear.
- If the code was configured with definition type “R” (Real Estate), the screen on Page 5 will appear.

If collateral items have already been attached to this loan, the message “Collateral currently exists for this item” will appear near the top of the screen. Use *Update* (F11) and the screen shown on Page 3 will appear.

- Use *Copy from Loan* (F14) to copy a collateral record from a different Loan



When collateral information is stored with another loan, *Copy from Loan* (F14) allows you to copy that collateral detail into this loan. The collateral record can be part of this same account base or a different account base. When the collateral record is stored in CU*BASE, it can be copied to any loan.

COLLATERAL DEFINITION TYPE "V" (VEHICLE)

This collateral type is typically used for automobiles, boats, RVs and other vehicles. Once this item is complete, if you need to add another item to this same loan, use *Add* (F10), and the Collateral Selection screen will reappear, allowing you to choose another collateral code. Otherwise, if this is the only item to be added, use *Save/Update* (F5) to record the change. When creating a new loan, the system will continue on to the Loan Recap screen. If you are working with an existing loan account, the system will continue to the next miscellaneous loan maintenance item you selected.

- NOTE: Collateral Type "S" (Stock) and "O" (Other) use a similar screen with slightly different field descriptions.

Using Title Tracking Fields

For collateral items where the credit union is required to maintain a copy of the Title on file, the new Title Tracking fields can be used to keep track of the status of this paperwork. As you receive the appropriate Title paperwork, this collateral item should be maintained and the *Title Status* field updated.

To make keeping track of these items easier, the Collateral Information report (described on Page 8) can be used to list only those items with Title tracking turned on, or only those items where the Title paperwork is not yet on file.

Field Descriptions

Field Name	Description
Title Tracking	If you need to track the status of Title paperwork on this collateral item, check the box. If not, leave the box unchecked. This field is used when printing the Collateral Information report as a way to print a list of only those items that are being tracked for Title information. See Page 8 for information about the Collateral Information report.
Title Status is file	If you have received all appropriate Title paperwork on this item, check the box. Otherwise, leave the box unchecked. This status will be used when printing the Collateral Information report (see Page 15).
Verification Date	If the Title paperwork has not yet been received, this field can be used to enter the date on which verification of this paperwork should be made. When printing the Collateral Information report, you may choose to list only those items with a verification date that has passed, so that measures can be taken to obtain the necessary paperwork.

COLLATERAL DEFINITION TYPE "R" (REAL ESTATE)

Session 0 CU*BASE GOLD Edition - ABC TESTING CREDIT UNION

File Edit Tools Help

Collateral Identification CHANGE

Account base JOHN R MEMBER

Loan # 705 Item # 001

Loan category 46 FIX MORT 5 - 30 Purpose 60 REAL ESTATE

Loan amount 147,200.00 Security 17 COMM/REAL ESTATE

Collateral type **M MORTGAGE COLLATERAL** Escrow

Description PRIMARY RESIDENCE Address 123 EAST STREET

Location MY TOWNSHIP City ANYCITY

Year Acquired 00 State MI ZIP 40000

Title Holder KAMMY R MEMBER County ANYCOUNTY

Estimated value 132,300.00 Tax ID

Amount pledged to loan 147,200.00

Loan to Value 111.26%

Other debt for combined LTV 0.00 Other debt desc

Combined LTV 111.26%

Insurance agent

Policy #

Status

Expiration date 00000000 [MMDDYYYY]

Premium amount 0.00

Premium frequency

Flood zone

Property tax tracking

Last date paid Aug 01, 2009 [MMDDYYYY]

Next due date Dec 01, 2009 [MMDDYYYY]

Past due

Delete Save/Update Add Legal Description URL HMDA

← → ↑ ↓

FR (4313) 7/18/13

This collateral type is typically used for real estate items, such as mortgages, home equity loans, etc. Once this item has been entered, if you need to add another item to this same loan, use *Add* (F10), and the Collateral Selection screen will reappear, allowing you to choose another collateral code. Otherwise, if this is the only item to be added, use *Save/Update* (F5) to record the change. When creating a new loan, the system will continue on to the Loan Recap screen. If you are working with an existing loan account, the

system will continue to the next miscellaneous loan maintenance item you selected.

Using Property Tax Tracking Fields

For collateral items where the credit union is required to maintain records of property tax payments on file, the Property Tax Tracking fields can be used to keep track of the status of this paperwork. As you receive notification of property tax payments being made, this collateral item should be maintained and new paid and due dates entered.

To make keeping track of these items easier, the Collateral Information report (described on Page 15) can be used to list only those items with Property Tax tracking turned on, or only those items where tax payments are past due.

Field Descriptions

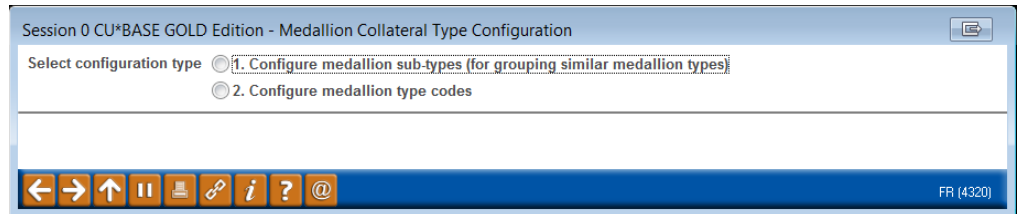
<i>Field Name</i>	<i>Description</i>
Property Tax Tracking	<p>If you need to track the status of property tax payments on this collateral item, check this box. If not, leave the box unchecked. This field is used when printing the Collateral Information report as a way to print a list of only those items that are being watched for property tax payment status.</p> <p>See Page 15 for information about the Collateral Information report.</p>
Last Date Paid	Enter the date on which the last property tax payment was made.
Next Due Date	Enter the date on which the next property tax payment is due.
Past Due	<p>If you know the property tax payment is currently past due on this item, check this box. Otherwise, leave the box unchecked.</p> <p>When the Property Tax Collateral report is run, the system will automatically update the contents of this field based on the date in the <i>Next Due Date</i> field.</p>

MEDALLION TYPE COLLATERAL

An additional collateral definition type, Medallion, was specifically designed for when taxi cabs (the license to drive them) are used as collateral. Using the Medallion collateral type, you can tie multiple Medallions to a single collateral record. You could potentially add 99 Medallions to a single collateral record, and then add or remove Medallions from the collateral to automatically adjust the Total Loan to Value. Then, if a borrowing member sold a Medallion, you do not have to redo the loan or collateral.

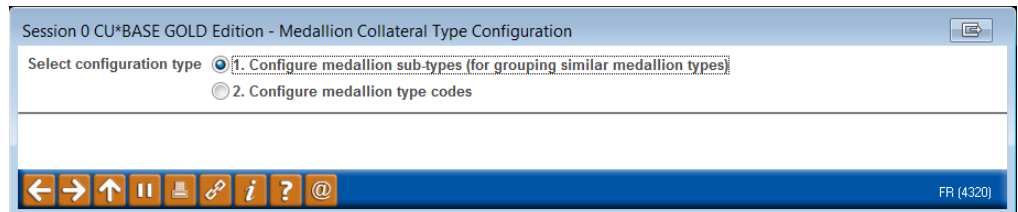
CONFIGURING MEDALLION TYPE COLLATERAL

“Medallion Collateral Config” on the Loan Products menu



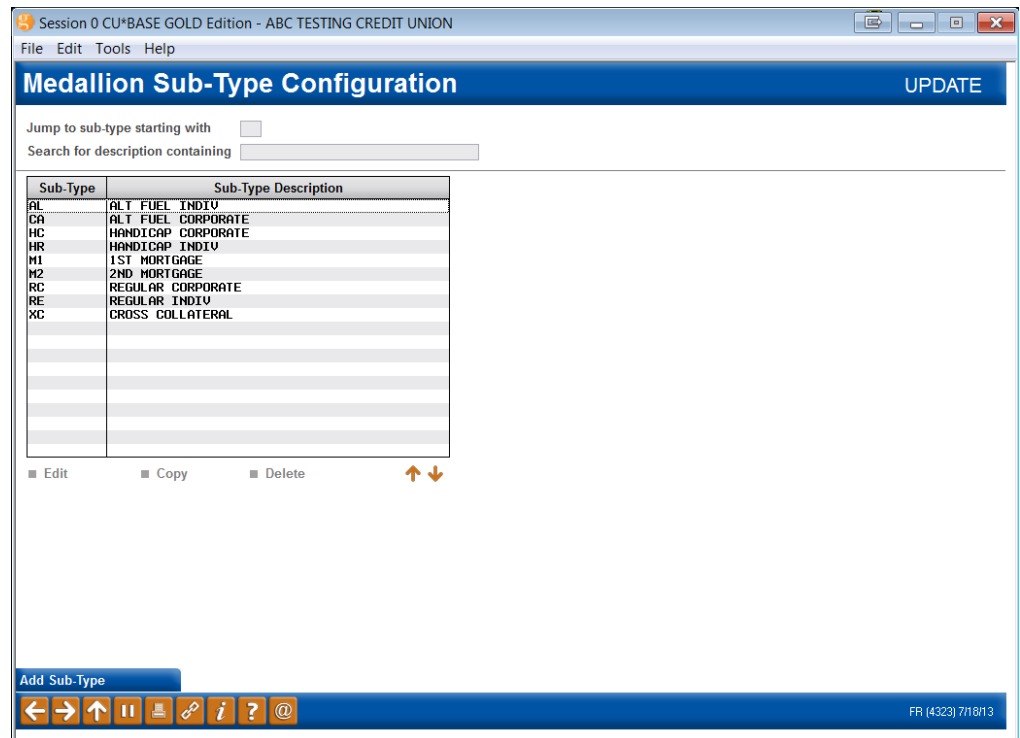
Configuring Medallion collateral types is a two-step process. First you configure the Medallion sub-type. Next you configure the Medallion Type codes. The codes are grouped by Type to allow for easy re-pricing using the Re-pricing feature.

Step 1: Configure Medallion Type



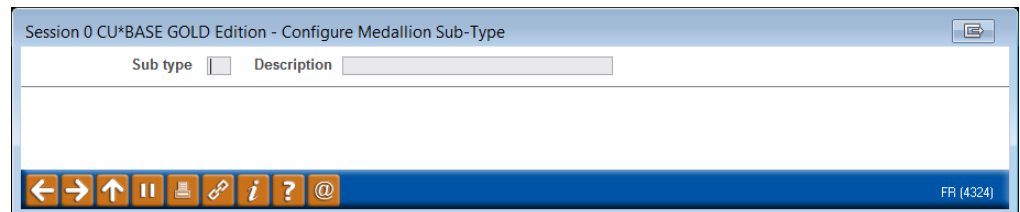
First select #1-Configure medallion sub-types (for grouping similar medallion types) to configure your Medallion Sub Types.

Configured Medallion Sub Types

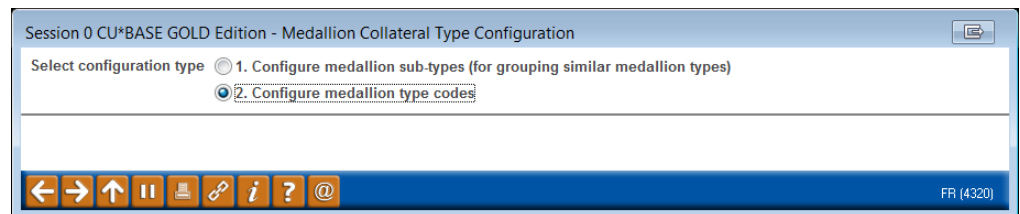


The screen above shows some configured Medallion Sub Types. To add a new Type, use *Add Sub-Type* (F6).

Add Sub Type



Step 2: Configure Medallion Type Codes



Next you configure the Medallion type codes by selecting *#2-Configure medallion type codes*.

Below is a listing of Medallion Type codes.

Configured Medallion Type Codes

Session 0 CU*BASE GOLD Edition - ABC TESTING CREDIT UNION

File Edit Tools Help

Medallion Type Configuration

UPDATE

Jump to medallion type starting with

Search for description containing

Medallion Type	Medallion Description	Sub-Type Description	Value
ATLCR	ATLANTA CORP REGULAR	REGULAR CORPORATE	
ATLIR	ATLANTA INDIVIDUAL REGULAR	REGULAR INDIV	
BOSCH	BOSTON CORPORATE HANDICAP	HANDICAP CORPORATE	
BOSCR	BOSTON CORPORATE REGULAR	REGULAR CORPORATE	
BOSIH	BOSTON INDIV HANDICAP	HANDICAP INDIV	
BOSIR	BOSTON INDIVIDUAL REGULAR	REGULAR INDIV	
CAMCA	CAMBRIDGE CORPORATE ALT FUEL	ALT FUEL CORPORATE	
CAMCH	CAMBRIDGE CORPORATE HANDICAP	HANDICAP CORPORATE	
CAMCR	CAMBRIDGE CORPORATE REGULAR	REGULAR CORPORATE	
CAMIA	CAMBRIDGE INDIVIDUAL ALT FUEL	ALT FUEL INDIV	
CAMIH	CAMBRIDGE INDIVIDUAL HANDICAP	HANDICAP INDIV	
CAMIR	CAMBRIDGE INDIVIDUAL REGULAR	REGULAR INDIV	
CHICA	CHICAGO CORP ALT FUEL	ALT FUEL CORPORATE	
CHICH	CHICAGO CORPORATE HANDICAP	HANDICAP CORPORATE	
CHICQ	CHICAGO CORP RESTRICTED	REGULAR CORPORATE	
CHICR	CHICAGO CORPORATE REGULAR	REGULAR CORPORATE	
CHIIA	CHICAGO INDIV ALT FUEL	ALT FUEL INDIV	
CHIIH	CHICAGO INDIV HANDICAP	HANDICAP INDIV	

■ Edit ■ Copy ■ Delete ■ View ■ Medallion Re-Pricing

Add Medallion Type

FR (4326) 7/18/13

To add or edit a Type and its initial value, you would use the screen below.

Configure/Price Medallion Types

Session 0 CU*BASE GOLD Edition - Configure Medallion Ty

Medallion type **BOSCH** Sub type **HC**

Description **BOSTON CORPORATE HANDICAP**

Value

FR (4327)

To jump to the Re-Price Medallion Collateral screen, select a Medallion Type and use *Medallion Re-pricing*.

ADDING AND UPDATING – MEDALLION COLLATERAL

With Medallion Type collateral, the following screens appear when adding a collateral item to a new loan request, or when maintaining collateral on an existing loan. These appear instead of the Real Estate, Vehicle, Stock or Other Collateral screens.

Collateral Listing

Session 0 CU*BASE GOLD - ABC TESTING CREDIT UNION

File Edit Tools Help

Collateral Item Summary

CHANGE

Account base 67 SMITH
 Loan category 01 MEDALLION LOANS Loan amount 118,000.00
 Application # 500 Current balance 99,776.36

Imaging Solutions Scan e-Document View e-Document

Line	Coll Type	Description	Estimated Current Value	Pledged Amount	Owner SSN
001	0	PHILADELPHIA CORP RE	181,500.00	118,000.00	
Select			181,500.00	118,000.00	

For all collateral using Pledged Amounts

LTV % based on: Current balance is 84.56% (99,776/118,000)
 Original balance is 100.00% (118,000/118,000)

CLTV % based on: Current balance is 84.56% (99,776/118,000)
 Original balance is 100.00% (118,000/118,000)

Use Estimated Value

FR (5520) 9/02/14

To view the individual collateral items select a line and *Select*.

- NOTE: If multiple medallion collateral items are securing the loan, then **MULTIPLE** displays in the Description field.

The loan-to-value (LTV) percentage based on both current and original balance displays at the bottom of the screen. Also, for the value of the collateral, you can use F11 to switch between using the estimated current value versus the pledged amount.

When medallion collateral is securing the loan, the combined loan-to-value (CLTV) also displays based on both current and original balance. The CLTV includes the balances for all loans using the medallion as collateral.

Collateral Detail

Session 0 CU*BASE GOLD Edition - ABC TESTING CREDIT UNION

File Edit Tools Help

Collateral Identification CHANGE

Account base MIRIAM B

Loan # Item # Title/UCC tracking

Loan category Purpose Title status is file

Loan amount Security Verification date [MMDDYYYY]

Collateral type

Collateral							
Medallion Type	Description	Medallion ID	Original Value	Est Current Value	Available To Use	Pledged To Loan	Current Value Update
CHICR	CHICAGO CORPORATE REGULAR	102	331,000	331,000	331,000		Aug 07, 2014
CHICR	CHICAGO CORPORATE REGULAR	2317	330,000	330,000	330,000		Aug 07, 2014
CHICR	CHICAGO CORPORATE REGULAR	3411	320,000	320,000	320,000		Aug 07, 2014
CHICR	CHICAGO CORPORATE REGULAR	5722	331,000	331,000	331,000		Aug 07, 2014
NYCCR	NEW YORK CORPORATE REGULA	4N18	1,320,000	1,320,000	600,000-		
NYCCR	NEW YORK CORPORATE REGULA	4N19	1,320,000	1,320,000	600,000-		

Change Copy Delete Medallion ID usage
 View Reprice

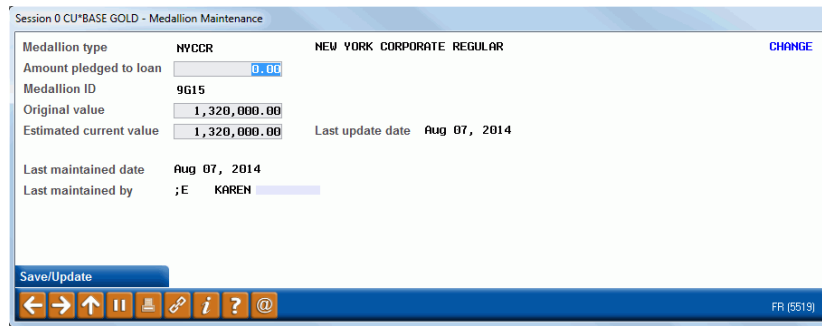
Total pledged ↑ ↓

Save/Update
Add
Comments

FR (4318) 8/19/14

Field Name	Description
Title/UCC Tracking	To track the status of the UCC paperwork on this collateral, check this box. If not, leave this box unchecked.
Title status is file	If you have received all appropriate UCC paperwork for the collateral, check this box. If not, leave this box unchecked.
Verification date	If the UCC paperwork has not yet been received, this field can be used to enter the date on which verification of the paperwork should be made.
Medallion ID	The Medallion ID.
Original Value	The original value of the medallion. This defaults from the Medallion Add/Update screen.
Est Current Value	The current value of the medallion. NOTE: For an ADD record, this is the Original Value.
Available to Use	The balance of the medallion available to use as collateral for another loan.
Pledged to Loan	The amount pledged to the loan from the Medallion Add/Update screen.
Current Value Updated	The last date that the current value of the medallion was updated.

To add another collateral item, similar to an existing one, simply select the item and the Copy option. Then change the Medallion ID code on the screen below, and use *Save/Update* (F5).



- NOTE: Use the Re-pricing tool, covered next to re-price your collateral by Medallion Type.

RE-PRICING MEDALLION TYPE COLLATERAL

The *Re-Price Medallion Collateral* feature (accessed via the Loan Products menu (MNCNFB) is similar to the “Update Investment Market Price” tool for investments. With this tool, the collateral value can be periodically adjusted and the system automatically updates all the Medallion collateral records, recalculating LTV ratios.

After entering the screen, you select a Medallion Type to view all collateral of that Type and the loans holding this type of collateral.

Loan Account	Name	LOC	Medal ID	M U	Current Loan Balance	Pledged To Loan Amount	Current		New Market	
							Value	Pledged %	Value	Pledged %
-505 EDWARD		136	*	198,666	200,000	400,000	50.00%	400,000	50.00%	
-503 ERIC		136	*	324,338	325,000	400,000	81.25%	400,000	81.25%	
-502 RAYMOND F		125		466,949	259,000	250,000	103.60%	250,000	103.60%	
		244			259,000	250,000	103.60%	250,000	103.60%	
-503 RAYMOND F		122	*	521,746	262,500	600,000	43.75%	600,000	43.75%	
		211			262,500	600,000	43.75%	600,000	43.75%	
-502 POLHMANN		54	*	199,898	220,000	0	0.00%	0	0.00%	
-502 MULLER		72	*	317,287	325,000	0	0.00%	0	0.00%	
-500 YVON		92		183,471	230,000	0	0.00%	0	0.00%	
-506 MOUNIR		96	*	387,992	400,000	0	0.00%	0	0.00%	
-507 MOUNIR		86	*	387,992	400,000	0	0.00%	0	0.00%	
-508 MOUNIR		32	*	387,992	400,000	0	0.00%	0	0.00%	
-501 CYNTHIA		108	*	340,735	360,000	0	0.00%	0	0.00%	
-501 STEPHEN		84		59,063	100,000	0	0.00%	0	0.00%	
-502 CHARLES		188	*	154,420	180,000	0	0.00%	0	0.00%	
-500 ANTONIOS		203		233,667	200,000	600,000	46.67%	600,000	46.67%	
Medallion totals					21,118,039		20,295,000	112.36%		
						22,802,998			20,295,000	112.36%
							Net change		0	0.00%

From this screen, you can make individual changes to the collateral value. To simulate a change in value across the Type, use *Calculate Values* (F14) to move to the following screen. You can simulate changes, but to finalize the update, you must use *Update* (F5) on the first screen (shown above).

Session 0 CU*BASE GOLD Edition - Calculate Medallion Values

Set medallion current values to:

New market value

(Enter a new market value to set the value for all medallions of this type to the entered value.)

OR

Percentage change % Decrease Increase

(Enter the percentage and indicate "increase" or "decrease" to increase or decrease the current value by the entered percentage.)

Confirm

Navigation icons: back, forward, up, down, print, refresh, help, search, @

FR (4322)

Here you can enter a new value of the Medallion collateral. Or you can enter a percent increase or decrease. *Confirm* (F5) will return you to the original screen where the change is reflected.

MEDALLION COLLATERAL INQUIRY

This screen (accessed via the Member Inquiry Functions (MNINQY) menu) is an inquiry tool for medallion collateral records. The information is similar to the Re-Price Medallion Collateral screen but no update capability is allowed.

Session 0 CU*BASE GOLD - ABC TESTING CREDIT UNION

File Edit Tools Help

Medallion Collateral Inquiry

Medallion type selected Account base Type to TIN/EIN

Medallion ID 0 selected Name starts with Name contains

Loan Account	Name	L	M	C	Medallion ID	M	U	Current Balance	Disbursement Limit	Pledged To Loan Amount	Current		Medallion Type				
											Value	Pledged					
082-504					1V97	*		620,411	630,000	315,000	1,320,000	23.86%	NVCCR				
					1V98	*				315,000	1,320,000	23.86%	NVCCR				
159-500					9H76			313,975	415,400	207,700	1,320,000	15.73%	NVCCR				
					9H77					207,700	1,320,000	15.73%	NVCCR				
309-502					6P35			1,239,829	1,300,000	650,000	1,320,000	49.24%	NVCCR				
					6P36					650,000	0	0.00%	NVCCR				
329-503					2K12			475,000	475,000	237,500	1,320,000	17.99%	NVCCR				
					2K16					237,500	1,320,000	17.99%	NVCCR				
472-501					1N26			314,699	334,000	167,000	0	0.00%	NVCCR				
					1N27					167,000	0	0.00%	NVCCR				
686-501					6N56	*		679,341	715,000	357,500	1,000,000	35.75%	NVCCR				
					6N57	*				357,500	1,000,000	35.75%	NVCCR				
686-502					4M53			239,552	249,000	124,500	0	0.00%	NVCCR				
					4M54					124,500	0	0.00%	NVCCR				
686-503					6P31	*		137,951	142,750	71,375	0	0.00%	NVCCR				
Medallion Totals -												# of Loans	2062	Amounts	1,126,806,261	1,186,537,037	37.44%
															1,187,484,272	3,168,767,829	

Export

Member Connect

Navigation icons: back, forward, up, down, print, refresh, help, search, @

FR (5430) 8/19/14

COLLATERAL INFORMATION REPORT

“Pledged Collateral Information” on the Reports E (MNRPTE) menu

There are three different report formats that can be selected, as well as many parameters to define exactly which collateral records should appear on the report. When ready, press ENTER to generate the report and return to the menu.

Field Descriptions

Field Name	Description
Print Detail or Summary	Choose <i>Detail</i> to print the normal detailed report showing each individual collateral record. Choose <i>Summary</i> to print only subtotals for each collateral code and definition type.
Report	Enter one of the following to determine the format for the printed report (samples are shown on the following page), as well as which types of records will be included: Insurance format showing Insurance Agent, Status, Expiration Date and Phone Number. Title Tracking format showing Tracking Status and Verification Date. Only collateral records with “Y” in the <i>Title Tracking</i> field will be included on this report. Property Tax format showing Last Paid, Next Due and Past Due information. Only collateral records with “Y” in the <i>Property Tax Tracking</i> field will be included on this report. When this report is run, the system will automatically verify the <i>Next Due Date</i> on all items and update the <i>Past Due</i> field (Y/N) as needed, so that items which are past due will be flagged properly.
Collateral code	If you wish to see information for only one of your credit union’s configured Collateral Type codes, enter the code

<i>Field Name</i>	<i>Description</i>
	here. Leave the field blank to include all codes.
Collateral definition Type	<p>If you wish to see information for only one Collateral Definition Type, enter one of the following. Leave the field blank to include all types.</p> <p>V Vehicle R Real Estate M Medallion S Stocks O Other</p> <p>HINT: This is a great way to see the insurance records only for vehicles - choose the Insurance format above and enter "V" here.</p>
Insurance agent	If you wish to see records for only one of your credit union's configured Insurance Agent codes, enter it here. Leave the field blank to include all items.
Beginning insurance expiration date	If you wish to see records where insurance coverage is due to expire within a certain time frame, enter the beginning date of the range here.
Ending insurance expiration date	If you wish to see records where insurance coverage is due to expire within a certain time frame, enter the ending date of the range here.
List titles not on file	Used when printing the Title Tracking format: Check the box to show only those items with a <i>Title Status</i> field that is <u>blank</u> (not "F" for "On File"). Leave the box unchecked to include all Title Tracking records.
Title verification date on or before	Used when printing the Title Tracking format: Use this field to list only those records with a Verification Date on or before the specified date.
List property tax past due	Used when printing the Property Tax Tracking format: Check the box to show only those items where the <i>Next Due Date</i> for the property tax is less than or equal to today's date. Leave the box unchecked to include all Property Tax Tracking records.
Property tax next due on or before	Used when printing the Property Tax Tracking format: Use this field to list only those records with a <i>Next Due Date</i> on or before the specified date.
Export report to file	Use this to export the data for use with Report Builder or Member Connect.

REPORT SAMPLES

Following are samples of the Detail for all three types of reports. The Summary report is similar except only the subtotals for each Definition Type are included on the report.

Insurance Format

10/26/11 9:43.55		ABC CREDIT UNION Loan Collateral Detail Register INSURANCE INFORMATION			LCLML1	Page 1		
Collateral Definition: Vehicle Collateral Code.....: AUTO COLLATERAL								
Account #	Collateral	Yr	Identification Num	Value	Amt Pledged	-----INSURANCE INFORMATION -----		
Loan Type	Description					Agent Status	Exp Date	Phone Num
11111-610	CHEVROLET	09	111111111111111111	13,425.00	13,375.94	Unknown	10/28/11	NO PHONE
15	COBALT					Plcy# A5555555555555555555		
Collateral Code Total:				13,425.00	13,375.94			
Collateral Definition Total:				13,425.00	13,375.94			
Collateral Definition: Real Estate Collateral Code.....: MORTGAGE COLLATERAL								
Account #	Collateral	Yr	Title Holder	Value	Amt Pledged	-----INSURANCE INFORMATION -----		
Loan Type	Description					Agent Status	Exp Date	Phone Num
19999-846	PRIMARY RESIDENCE	00	JAMES MEMBER	158,200.00	25,000.00	77106 Active	10/27/11	111-555-5555
15	TOWNSHIP							
34444-790	PRIMARY RESIDENCE	00	LOUIS G MEMBER	125,000.00	94,000.00	52239 Active	10/27/11	111-555-5555
60	TOWNSHIP							
44444-790	PRIMARY RESIDENCE	00	JANE E. MEMBER	122,000.00	90,500.00	28 Active	10/28/11	111-555-5555
60	TOWNSHIP							
Collateral Code Total:				405,200.00	209,500.00			
Collateral Definition Total:				405,200.00	209,500.00			

Title Tracking Format

9/02/97 14:10.47		****CU*BASE CSR/TEST CREDIT UNION**** Loan Collateral Detail Register TITLE TRACKING INFORMATION			LCLML1	Page 1 DAWNM		
Collateral Definition: Vehicle Collateral Code.....: AUTO COLLATERAL								
Account #	Collateral	Yr	Identification Num	Value	Amt Pledged	----- TITLE TRACKING INFORMATION ---		
Loan Type	Description					Tracking?	Status	Verification Date
22222-771	FORD	97	222222222222222222	10,000.00	10,000.00	Y	F	03/01/1998
02	TAURUS							
33333-773	OLDSMOBILE	95	333333333333333333	5,300.00	5,300.00	Y		02/01/1998
02	CUTLASS							
Collateral Code Total:				15,300.00	.00			
Collateral Definition: Vehicle Collateral Code.....: OTHER REC VEHICLE								
Account #	Collateral	Yr	Identification Num	Value	Amt Pledged	----- TITLE TRACKING INFORMATION ---		
Loan Type	Description					Tracking?	Status	Verification Date
999-775	TERRYTOWN	89	444444444444	2,000.00	10,000.00	Y	F	02/28/1998
03	CAMPER							
22229-775	HONDA	93	555555555555	3,500.00	5,300.00			
03	MOTORCYCLE							
Collateral Code Total:				5,500.00	.00			
Collateral Definition Total:				20,800.00	.00			

Property Tax Tracking Format

9/02/97
14:10.47

****CU*BASE CSR/TEST CREDIT UNION****
Loan Collateral Detail Register
PROPERTY TAX TRACKING INFORMATION

LCLML1

Page 1
DAWNM

Collateral Definition: Real Estate
Collateral Code.....: MORTGAGE COLLATERAL

Account #	Collateral	Yr Title Holder	Value	Amt Pledged	--PROPERTY TAX TRACKING INFORMATION--		
Loan Type	Description			Track	Last Paid	Next Due	Past Due
000000576-788	11 222 333 444	00 JOHN & J DOE	31,800.00	20,000.00	Y	01/01/1998	01/01/1999
	05 1234 ANY STREET SMALL TOWN						
000001782-788	RESIDENCE	00 MAX & T MAXWELL	34,000.00	26,000.00	Y	07/01/1997	03/01/1997
	05 885 PAVED DRIVE BIG CITY, M						
009858004-780	15948 26ST AVE METRO, MI	00 DAVE/LORI MEMBER	82,000.00	34,000.00			
	11 RESIDENCE						
009892002-788	14-041-126-008-00	00 ANNA SUE	27,000.00	27,000.00	Y	02/01/1997	02/01/1998
	05 753 TEATIME ANYWHERE, MI						Y
Collateral Code Total:			174,800.00	107,000.00			
Collateral Definition Total:			174,800.00	107,000.00			

LOAN-TO-VALUE REPORT

“Loan-to-Value Analysis Report” on the Reports E (MNRPTE) menu

The screenshot shows the 'Loan To Value Report' interface. It includes sections for Loan Details, Collateral, Escrow, and Report Options. The Loan Details section has fields for Business unit, Loan category, and Loan open dates. The Collateral section has checkboxes for Real estate, Stock, Vehicle, Other, and Medallion, and fields for LTV percentage. The Escrow section has fields for Type and Payee code. The Report Options section has a Sort by dropdown set to LTV, an Export detail to file checkbox, and a Job queue section with Copies set to 1 and Printer set to PI. The status bar at the bottom right shows TR (3287) 7/18/13.

This report shows loan-to-value ratios on your loan accounts a little differently than the LTV you are used to seeing on individual collateral records. With this report, you can choose to calculate LTV according to either the *current* loan balance or the original loan balance. In addition, the report will also look at all collateral records attached to the loan and calculate LTV using values from multiple collateral items.

- NOTE: Only collateral types that use Definition Type R (Real Estate) will be included in this calculation.


This report will be very handy for reviewing mortgage loans that are nearing 80% LTV and therefore requiring PMI termination, as well as to check for exceptions to credit union policy on your LTV ratios.

- NOTE: This is different from how LTV is calculated and displayed on the individual collateral record. That LTV will still be calculated based on the loan's original balance and using the value of that single collateral item only. The new report simply lets you view LTV in a different way than you see it on individual collateral records.

You can choose a specific loan category or business unit to report, and can sort by account number or LTV ratio. The calculation can be based on current or original loan balance, and you can specify a cut-off ratio to display on the report (such as 79.00% if you want to see loans getting close to PMI termination). You can even choose to see only loans that actually have your PMI escrow type attached to them if you wish.

If you would like the LTV for line-of-credit loans to use the disbursement limit instead of the current balance in the calculation, then be sure to

activate the “Use disbursement limit to calculate LOC loans” option on the loan category configuration (accessed from the Loan Products (MNCNFB) menu) for the appropriate loan categories.

- Refer to the CU*BASE online help for assistance with using the fields on this screen. Click  to access the help system.

REPORT SAMPLE

Following is a sample of the Loan-to-Value Report

11/11/11 08:26:47		TEST CREDIT UNION				LLNTVRG	PAGE 1
RUN ON 11/14/11		CURRENT LOAN TO VALUE REPORT					USER
INCLUDES WRITTEN OFF LOANS							
LOAN COLLATERAL TYPES INCLUDED: ALL							
LTV %	ACCT TYP NAME	COLL#	COLL CODE	LN DEFN CAT	OPEN DATE	LOAN BALANCE	ESTIMATED VALUE
.00	22222 790 STEVEN MEMBER	002	H	M 60	10/12/11		5,250.00
.00	33333 892 CONNOR MEMBER	001	N	M 32	10/10/11		1,000.00
.00	444444 705 KEVIN MEMBER	001	N	M 49	10/10/11		150,000.00
95.23	12122 705 DONALD MEMBER	001	N	M 47	10/10/11	1,000.00	1,050.00