



Financial Services Technology

Simplicity by Compliance Systems™

Simplicity Runtime Job Aid Commercial Loan with 2 Married Couple Borrowers

Published 8/13/2019

Copyright © 2002-2019, Compliance Systems, LLC.

NOTICE: All information contained herein is the property of Compliance Systems, LLC. No part of this publication (whether in hard copy or electronic form) may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of the Compliance Systems, LLC.

CSi, Compliance Systems, LLC, the CSi logo, Document Selection Logic, and IntelDocs are either registered trademarks or trademarks of Compliance Systems, LLC in the United States and/or other countries.

This publication and information herein is furnished AS IS, is subject to change without notice, and should not be construed as a commitment by Compliance Systems, LLC. Compliance Systems, LLC assumes no responsibility or liability for any errors or inaccuracies, makes no warranties of any kind (expressed, implied, or statutory) with respect to this publication, and expressly disclaims any and all warranties of merchantability, fitness for particular purposes, and non-infringement of third party rights.

Contents

About This Training Guide	4
Simplicity Library	4
Runtime Version.....	4
Scenario	5
Entities and Roles.....	5
Procedure	6

About This Training Guide

This document is intended to serve as a job aid that guides Simplicity Runtime users through setting up a commercial loan with four borrowers that consist of two married couples.

Simplicity Library

Runtime Version

Scenario

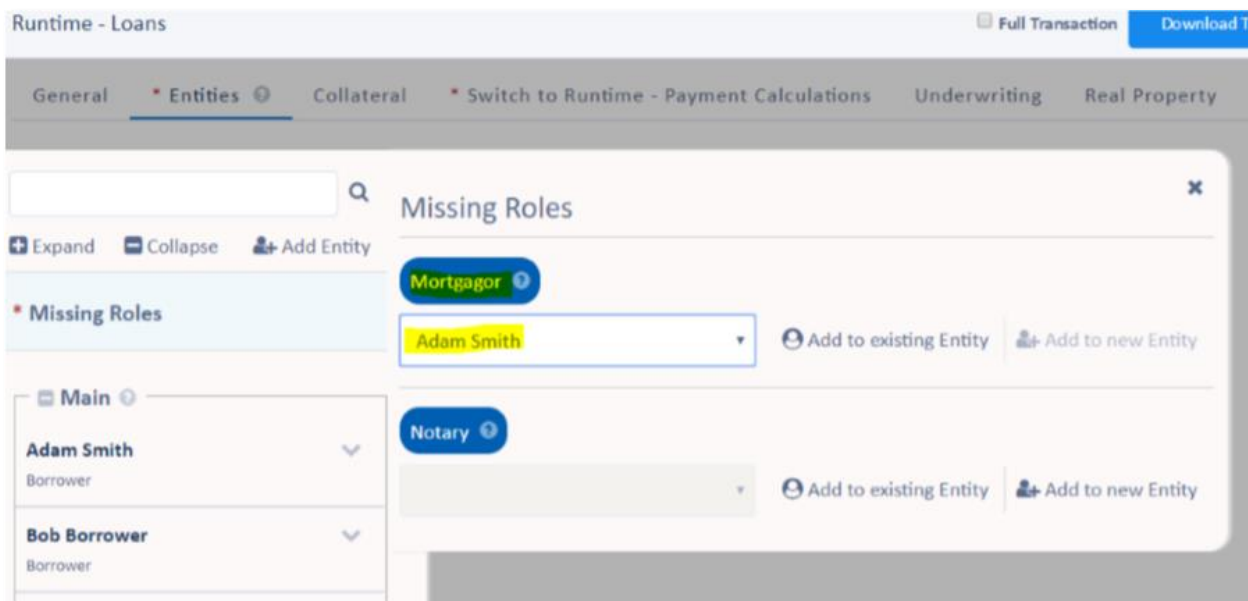
Two couples, Adam and Sarah Smith, and Bob and Sally Borrower, are the borrowers on a commercial loan. We need to tie Adam and Sarah together and link them to the collateral, then do the same for Bob and Sally Borrower.

Entities and Roles

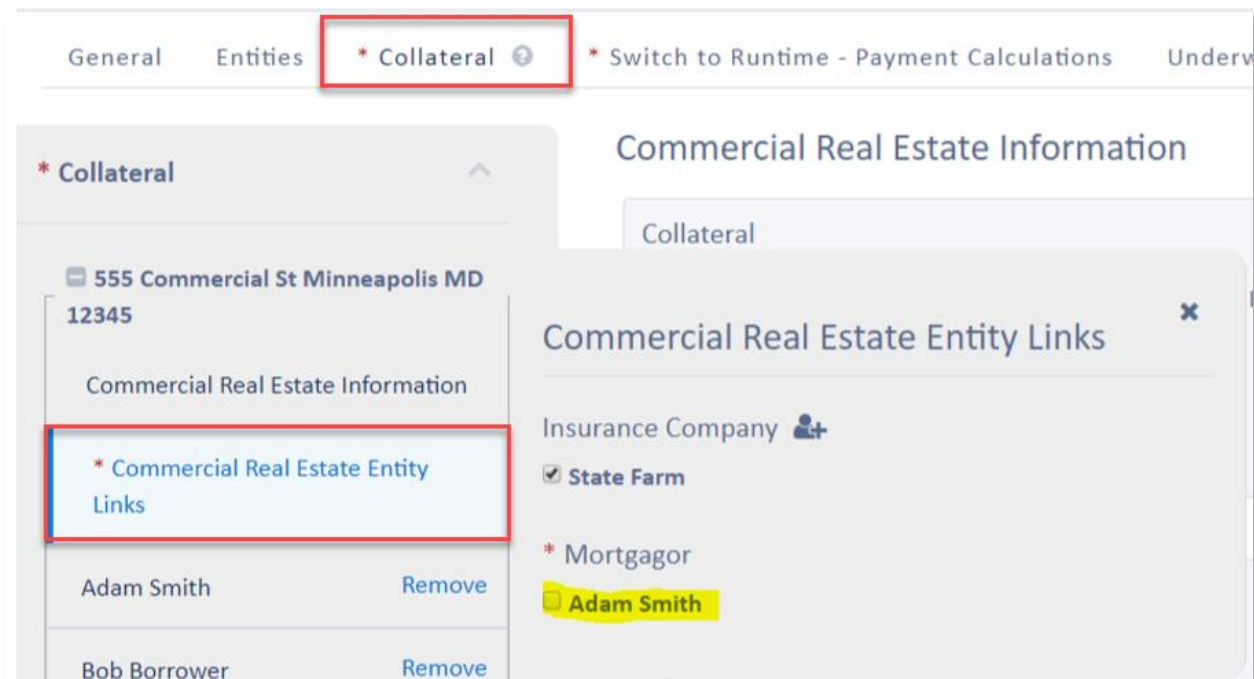
Entity	Role	Role	Role
Adam Smith	Mortgagor	Borrower	Applicant on Notice of Credit Decision
Sarah Smith	Mortgagor Spouse		
Bob Borrower	Mortgagor	Borrower	Applicant on Notice of Credit Decision
Sally Borrower	Mortgagor Spouse		

Procedure

- 1- Adam Smith has already been assigned the role of **Borrower**. Because the collateral is Commercial Real Estate, there is a missing role of **Mortgagor**. We can assign that role by selecting Adam Smith from the drop-down menu and clicking *Add to Existing Entity*.



- 2- Now that Adam Smith has the role of **Mortgagor**, we need to tie him to the collateral. To do this, we need to click on the *Collateral* tab, select the *Commercial Real Estate Entity Links*. We need to check the box next to Adam Smith's name.



- 3- Next, we need to supply the Mortgagor Party Type for Adam Smith as “Husband and Wife” by navigating to the *Entities* tab and selecting the *Transaction Information* subtab for Adam Smith.

The screenshot shows the 'Adam Smith' entity page with the 'Transaction Information' subtab selected. The 'Mortgagor party type' is set to '(555 Commercial St Minneapolis MD 12345)'. The 'Husband and Wife' option is highlighted in yellow. Below this, there is a question: 'Do you want to certify the party's taxpayer ID number?' with 'Yes' and 'No' radio buttons.

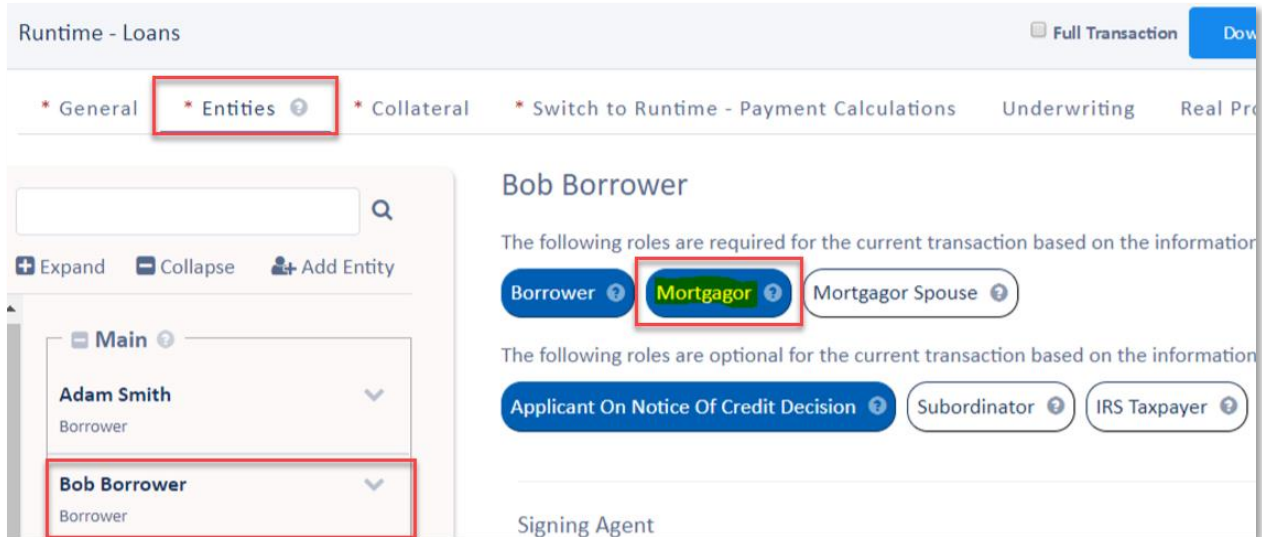
- 4- Now, we can assign the role of **Mortgagor Spouse** to Sarah Smith by selecting *Missing Roles* on the *Entities* tab, selecting Sarah Smith from the drop-down menu, and clicking *Add to existing Entity*.


The screenshot shows the 'Missing Roles' section. The 'Mortgagor Spouse' role is selected. The 'Sarah Smith' entity is selected from the drop-down menu. The 'Add to existing Entity' button is highlighted in yellow.

- 5- We can link Adam and Sarah Smith together by navigating to the *Role Assignment* subtab for Adam Smith and checking the box next to Sarah Smith under Mortgagor.

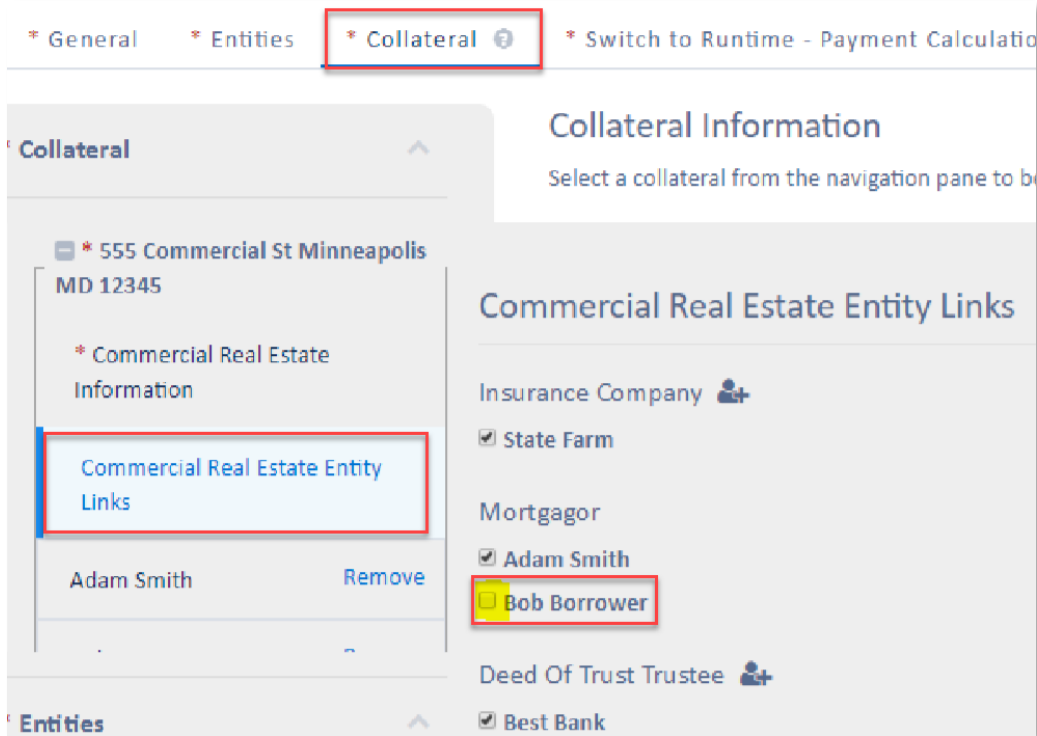
The screenshot shows the 'Adam Smith' entity page with the 'Role Assignment' subtab selected. The 'Borrower' and 'Mortgagor' roles are selected. The 'Applicant On Notice Of Credit Decision' role is optional. The 'Select the spouse of this entity:' section shows 'Mortgagor' selected, and 'Sarah Smith' is checked in the list of entities.

- 6- Next, we need to assign the role of **Mortgagor** to Bob Borrower on the *Role Assignment* subtab for Bob Borrower on the *Entities* pane.



 Note: Adam Smith is already assigned the role of **Mortgagor**. This role will not populate on the Missing Roles section because the requirement for a Mortgagor has already been satisfied.

- 7- Next, we can go to the *Collateral* tab and click the *Commercial Real Estate Entities Link* and tie Bob Borrower as a **Mortgagor** on the collateral by checking the box next to his name.



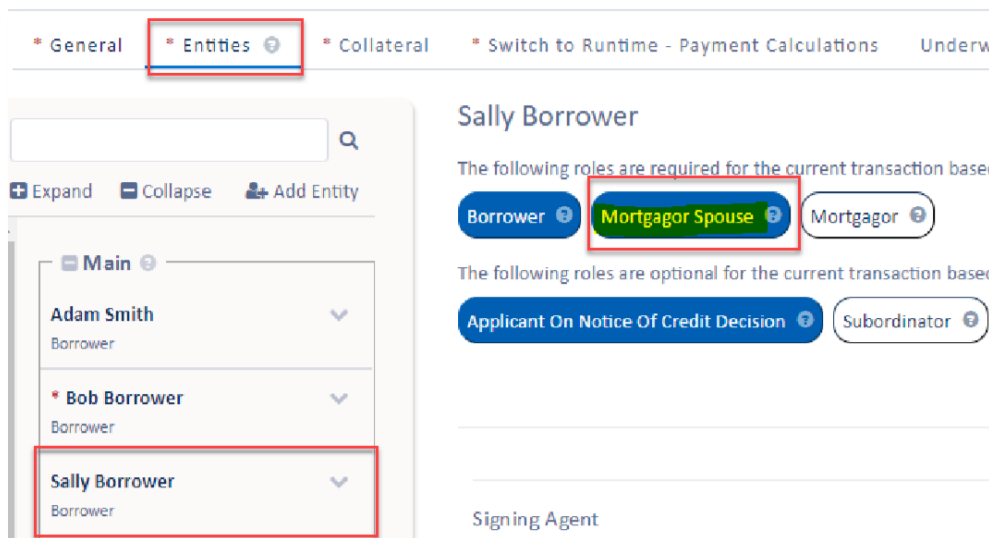
- 8- Now, we need to supply the Mortgagor Party Type for Bob Borrower as “Husband and Wife” by navigating to the *Entities* tab and selecting the *Transaction Information* subtab for Bob Borrower.

The screenshot shows the 'Entities' tab for 'Bob Borrower'. The 'Transaction Information' subtab is selected. The 'Mortgagor party type' is set to 'Husband and Wife'. The 'Main' section on the left shows 'Adam Smith' and 'Bob Borrower' as borrowers. The 'Transaction Information' subtab is highlighted in the left sidebar.

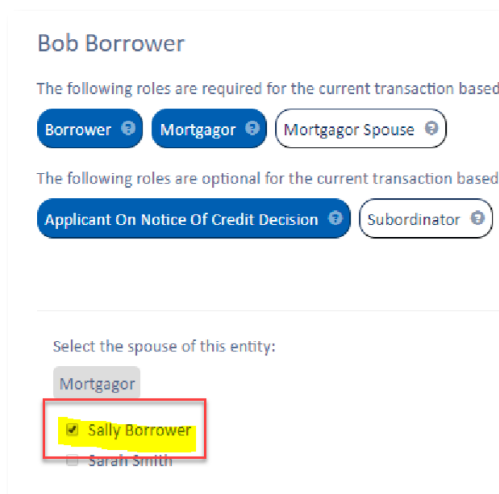
- 9- Now, we can see that the *Role Assignment* subtab for Bob Borrower is missing required information. We need to select a mortgagor spouse for Bob Borrower. We can see that Sarah Smith is the only available option because she is the only entity that has been assigned the role of **Mortgagor Spouse**.

The screenshot shows the 'Entities' tab for 'Bob Borrower'. The 'Role Assignment' subtab is selected. The 'Mortgagor Spouse' role is assigned to 'Sarah Smith'. The 'Main' section on the left shows 'Adam Smith' and 'Bob Borrower' as borrowers. The 'Role Assignment' subtab is highlighted in the left sidebar.

- 10- In order to make Sally Borrower an available option, we need to navigate to the *Role Assignment* subtab for Sally Borrower on the Entities tab and assign her the role of **Mortgagor Spouse**.



- 11- Now, when we navigate back to the *Role Assignment* subtab for Bob Borrower, we can see that Sally Borrower is an available option to select as a spouse for Bob Borrower. We'll do this by checking the box next to Sally Borrower.



- 12- Once all remaining required transaction data has been completed, the mortgage will print as follows.

