



Canadian Mortgage Technology

# **Expert Release Notes**

## **Release 18.1**

Version 18.1  
March 2018

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## Overview

The Expert 18.1 is scheduled to be released in March 2018. The release includes rebranding of the application to make it consistent with Finastra branding. The release also has new enhancements and a maintenance fix.

## Enhancements

### Finastra Rebranding

The company logo (on the Sign-on, Forgot Password, main screen and other screens within the application) and trademark information has been updated to display the Finastra logo, consistent with the company rebranding.

Please note that not all of the rebranding was completed. Additional work will be done over the next two releases.

Often when logos are changed in Expert they don't appear until you clear history on your internet browser. The following are instructions on how to do that:

If the new branding does not display or if you are experiencing issues loading pages please clear your browser cache. Instructions for cleaning your browser cache are available from the Expert sign-on page and [here](#).

### Enhancements to Subject Property Information Screen

#### New Field - Include % of Total Condo Fees

A new field has been added to the Properties Owned and the Subject Property Information screens of the Expert Mortgage Application:

- Include % of Total Condo Fees

Previously, the GDS/TDS calculation would always include 50% of the Total Condo Fee by default. Some lenders have requested different % amounts based on their individual product requirements.

This new field will allow the broker to input the correct % of the Total Condo Fee to be included in the GDS/TDS calculation.

The value defaults to 50 (%), but it can be set to any value from 0 to 100 (%).

**Subject Property Information**

Occupancy:

Units:  Name:  Type:  Direction:

City:  Province:  Postal:  Lot:  Block:

Conc./Township:  MLS Listing:

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Construction Type:  # of Units:

Type:  Style:

Tenure:  Age:

Living Space:  Sq Ft Garage Size:

Lot Size:  Sq Ft Garage Type:

Heat:  Environmental Hazard:

Water Info:  Sewage Info:

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Annual Taxes:  /y Hydro:  /m Rental Income:  /m

Tax Year:  Insurance:  /m Rental Inc. Options:

Paid By:  Agmt:  /m Inclusion/Offset:  %

Total Condo Fees:  /m Repairs:  /m

Include % of Total Condo Fees:  % Interest:  /m Purchase Price:  Select:

Fees Incl. Heat:  Other:  /m Estimated Value:  Select:

Heating:  /m Total Exp:  /m Appraised Value:  Select:

Appraisal Date:

Include in TDS calculation

The new field, **Include % of Total Condo Fees** is also available on the Property Owned screen, for all properties. The value of the field defaults to 50 (%), but it can be set to any value from 0 to 100 (%).

**Properties Owned By Applicant**

**Property 1**

Occupancy:

Country:  Unit:  Name:  Type:

Direction:  Postal:

Postal:  Property Value:  Original Value:  Purchase Date:

Include in TDS calculation

Annual Taxes:  /y \$5.33 /m Total Condo Fees:  /m **Include % of Total Condo Fees:  %** Fees Incl. Heat:  Heating:  /m

**Important Note:** It is up to the individual Mortgage Broker/Agent to be aware of what percent of condo fees a lender will accept in any scenario.

## New Checkbox - Include in TDS calculation

In order to provide additional visibility and control to the Mortgage Broker, the **Include in TDS calculation** checkbox, which displays on the Properties Owned section of the application is now also available on the Subject Property section of the application.

**Subject Property Information**

Occupancy:

Units:  Name:  Type:  Direction:

City:  Province:  Postal:  Lot:  Block:

Conc./Township:  MLS Listing:

---

Construction Type:  # of Units:

Type:  Style:

Tenure:  Age:

Living Space:  Sq Ft Garage Size:

Lot Size:  Sq Ft Garage Type:

Heat:  Environmental Hazard:

Water Info:  Sewage Info:

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Annual Taxes:  /y Hydro:  /m Rental Income:  /m

Tax Year:  Insurance:  /m Rental Inc. Options:

Paid By:  Agmt:  /m Inclusion/Offset:  %

Total Condo Fees:  /m Repairs:  /m

Include % of Total Condo Fees:  % Interest:  /m Purchase Price:  Select:

Fees Incl. Heat:  Other:  /m Estimated Value:  Select:

Heating:  /m Total Exp:  /m Appraised Value:  Select:

Appraisal Date:

Include in TDS calculation

When the purpose of the application is Refinance the **Include in TDS Calculation** checkbox on the Subject Property screen will be checked or unchecked depending on how it displays in the Properties Owned section when the Subject Property (Property 1) checkbox is ticked.

When the Include in TDS Calculation checkbox is unchecked on the Subject Property screen, the checkbox in the Property Owned screen is cleared as well.

**Note:** The Include in TDS Calculation checkbox in the Subject Property screen is automatically checked when deal purpose is changed to **Purchase** from Refinance or ETO.

The Debt Service ratios are also updated depending on whether Include in TDS Calculation check box is checked or not.

## Moved – Rental Income Field

The Rental Income field has been moved to the top, right above the Rental Inc. Options field.

The screenshot shows a form with various property details. The 'Rental Income' field is highlighted with a red box and is located at the top right of the form, above the 'Rental Inc. Options' field. Other fields include Living Space (1,299 Sq Ft), Lot Size (1,233 Sq Ft), Heat (Electric Baseboard), Garage Size (Single), Garage Type (Attached), Environmental Hazard (No), Sewage Info (Municipal), Annual Taxes (2,300.00 /y), Hydro ( /m), Insurance ( /m), Paid By (Borrower), Agmt ( /m), Total Condo Fees (410.00 /m), Repairs ( /m), Include % of Total Condo Fees (67 %), Interest ( /m), Fees Incl. Heat ( ), Other ( /m), Heating (850.00 /m), Total Exp. (1,491.67 /m), Rental Income (0.00 /m), Rental Inc. Options (None), Inclusion/Offset (0.000 %), Purchase Price (230,000.00), Estimated Value, Appraised Value, and Appraisal Date. A checkbox for 'Include in TDS calculation' is checked at the bottom left.

## Update to the Time at Residence Business Rule

Expert previously had a business rule that required brokers to include at least three year residence history for an applicant.

The business requirement in Expert for residence history has been reduced to two years, in line with Mortgage Loan Insurer's residence history requirements.

The screenshot shows the 'Address' section for 'Applicant 1'. The 'Time at Residence' field is highlighted with a red box and is set to '2' years. Other fields include Country (Canada), Unit, Street Number (29), Name (Jesse), Type (Condom), Direction, City (Toronto), Province (Ontario), Postal (L3R 4H3), Status (Live With Parents), and Rent. There are buttons for 'Add Applicant 1 Address' and 'Delete Applicant 1 Address'.

Expert displays a business rule validation error if the total time at residence is less than two years.

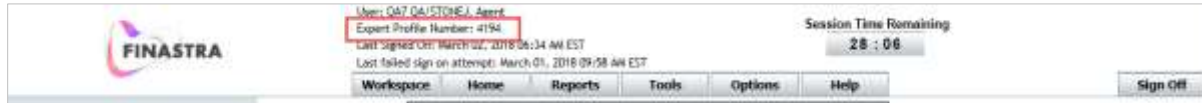
The screenshot shows the 'Business Rule Messages' section. A red error icon is next to the message: 'Mary Glaster's sum of all Address records cannot be less than 2 years [Rule MFA-0235] Time at Residence'. Below the message are links: '[ Return to Applicant Details Page ]', '[ Continue to Application Edit Page ]', and '[ Open in New Window ]'.

## Expert Profile Number Available on the Expert header

All Mortgage Brokers/Agents using Expert has a unique **Expert Profile Number**. A Broker/Agent is assigned a new number when switching to a new firm.

Lenders such as MCAP and CMLS Financial often use the Expert Profile Number for reporting purposes.

The Expert Profile Number is now displayed on the Expert header, to ensure that the Broker/Agent has easy access to the information. It can be easily located and provided to the lender on request.



## Usability Enhancements to My Workspace

This release includes three enhancements to My Workspace screen. Enhancements include:

- An intuitive “Please wait – details are loading” message while the screen is loading.
- Ability to highlight one or more rows (deal records) to easily focus on the details of the deal(s). Click on a row to highlight it, and click the row again to remove highlighting. Use the shift key to select multiple rows.
- Ability to scroll left to right on the screen while the deal(s) is highlighted.



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