



Residential Briefs

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National Credit Default Rate Acceleration Continues in January

Data through January released by S&P Dow Jones Indices and Experian for the S&P/Experian Consumer Credit Default Indices continued to show a slight upward trend in default rates from recent lows seen last year.

The national composite increased for a sixth consecutive month, posting a default rate of 1.12 percent in January, up one basis point from December and up 11 basis points since its low in July 2014. The first mortgage default rate remained flat at 1.02 percent in January but is 14 basis points above the July 2014 low. The second mortgage default increased by five basis points to 0.64 percent. The auto loan default rate rebounded from last month, up one basis point to 1.03 percent. Only the bank card default rate decreased, down four basis points to 2.61 percent.

“Numerous indicators point to more confident consumers who are more willing to spend and spend with credit,” the report said. “Recent improvements in the economy have boosted consumer spending and confidence without any significant increase in consumer credit defaults. This favorable pattern of stronger spending and stable default rates could be threatened by higher interest rates or a rebound in oil and gas prices. However, for the moment the economy is justifying consumers’ upbeat outlook.”

Cities in the survey showed variation in regional patterns. New York reported the largest increase for the second consecutive month, up five basis points, to 1.10 percent. Dallas also reported an increase for the fourth consecutive month, up two basis points to 1.10 percent. Miami reported a modest gain of one basis point to 1.35 percent. Los Angeles reported the largest rate decrease, down two basis points to 0.84 percent. Despite the increases, all five still remain below rates seen a year ago.

Verus Signs with Comergence for Due Diligence, Monitoring

Comergence, Mission Viejo, Calif., said it is providing its originator screening and due diligence services to Verus, a residential mortgage investor based in Washington, D.C.

Verus, which purchases non-prime mortgage products through correspondent lenders, recently began using Comergence’s REALM for Third Party Originators. REALM is a proprietary platform with a database of more than 400,000 records on every licensed mortgage originator in the country. REALM aggregates critical data such as licensing, criminal and civil records, financial sanctions, as well as bankruptcies and foreclosures.

Bradford Technologies Integrates Appraisal Form Technology with Platinum Data

Bradford Technologies, San Jose, Calif., integrated its ClickFORMS appraisal technology with Platinum Data Solutions’ FreeAppraisalReview.com, an appraisal review technology created specifically for residential real estate appraisers.

Starting in mid-February, every appraisal prepared with ClickFORMS will be automatically reviewed by FreeAppraisalReview.com.

Urban Institute: 1 in 3 FHA Borrowers Could Save by Refinancing

A new blog from the Urban Institute, Washington, D.C., said an analysis of FHA data show nearly 2.4 million current FHA borrowers could benefit from refinancing.

The analysis looked 6.6 million existing FHA loans and excluded three categories of loans: 1.1 million loans originated prior to June 2009; 0.8 million delinquent and modified loans; and 0.5 million borrowers estimated to be delinquent and an additional 0.3 million with modified mortgages.

“Borrowers who will find refinancing cost effective: Of the 4.4 million borrowers who can refinance, many will choose not to, primarily because the savings might be very little or might not be enough to cover the cost of refinancing (such as closing costs),” the blog said. “This is especially true for borrowers who have lower loan balances. In general, borrowers stand to save money by refinancing if the new mortgage rate and the new FHA premiums, combined, result in a 0.75 percent reduction or more in annual mortgage costs.”

Veros: Connection to FHA Electronic Appraisal Delivery Portal

Veros Real Estate Solutions, Santa Ana, Calif., said lenders interested in using FHA’s recently announced Electronic Appraisal Delivery portal can achieve a direct connection for electronic appraisal submission through Veros’ PATHWAY.

Designed for lenders looking for their own connection or for a correspondent lender, AMC or technology provider searching for an integration point for their clients, Veros’ PATHWAY is a delivery service for appraisal data submission to EAD. Pathway electronically transmits data system-to-system between the client and EAD, providing cost savings and increased efficiencies.

Parkside Lending Announces New Brand

Parkside Lending, San Francisco, a national wholesale and correspondent lender, launched its new corporate brand, including a new tagline: Experience the power of caring.

The company wanted to ensure all aspects of its brand were consistent across the country. In conjunction with its new brand, the company is also launching a new public website that will help familiarize visitors with Parkside Lending, as well as present information about partnering with the organization and opportunities for doing business together. The company was founded in 2004.

Indecomm Global Services Technology Division Announces Costa Rican Operations

Indecomm Global Services, Scottsdale, Ariz., initiated IT operations in Costa Rica, designed to . increase efficiencies of service in the same time zone.

This initial effort will follow with further development. Indecomm plans to grow its Costa Rican presence to 100 software engineers within the first year. It will continue to focus its efforts on its strengths in Product Engineering, Mobility, Big Data and Analytics and Cloud.