



ROBERTSON
ANSCHUTZ
VETTERS LLC

ATTORNEYS AT LAW



Instructions for Ordering Loan Closing Documents
Docs on Demand® Interface with ICE MT Encompass

- Enter and verify the loan closing data including borrower information, property information, loan information, Loan Estimate and Closing Disclosure fees/data, title company information, and investor name in ICE MT Encompass.
- Send loan closing document order data from ICE MT Encompass.
 - Open Encompass, select the loan, and select Services | Doc Preparation

First time only – Add “Docs on Demand” to My Providers. Select the All Providers tab, highlight “Docs on Demand,” and click “Add to My List”

- Select My Providers tab, highlight "Docs on Demand," and click Submit.
- Enter your *Docs on Demand* username and password.

If you see an error message about a missing field, then locate the field and enter a value. Note: “All Forms” must be selected under the forms window, or the Loan Submission form containing field 1130 (Lock Plan Code) may not be available.

- a. Click OK and then Cancel to get back into the loan.
- b. Type CTRL+G, enter the Field number, and click "Find" to locate the field that needs correcting.
- c. This will take you to the field that needs correcting.
- d. Only two fields will produce this error: Lender (Borrower Summary screen) and Lock Plan Code (Loan Submission screen). They must be non-blank. If you don't have a Lock Plan Code, then enter an “x” into the Field so that it's non-blank.

If you see an "Incomplete Loan Application" dialog, click Continue.

- You should see a box indicating your request was sent successfully.
- Send supporting documents at RAV's *Docs on Demand* site
 - After receiving via email the interface sweep confirmation, select “Upload Supporting Documents” at the bottom of the email message.
 - On the Docs on Demand – Upload Files screen, for Document 1, select Choose File and browse to the supporting documents to be uploaded
 - For Document 1 – Description, enter a description, such as “Supporting documents”



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- Please upload only the following supporting documents in the stacking order shown below. A loan is assigned for Document Preparation Services upon receipt of a complete order.

Loan Application (1003) - FINAL

Clear To Close - Underwriting Approval

Purchase Contract (if applicable)

Power of Attorney – Borrower (if applicable)

Title Commitment (Schedules A, B & C)

USPS Zip Code Search

Power of Attorney – Seller (if applicable)

Flood Certificate

Appraisal (Pages 1-2 for non-Texas home equity; Pages 1-6 for Texas home equity)
Survey

Lock (include undiscounted note rate if a Discount Point is charged to the Borrower)

Texas Notice Concerning Extensions of Credit – 12 Day Disclosure (if applicable)

FHA Case # Assignment (if applicable)

Mortgage Insurance (if applicable)

Closing Fee Sheet (unless prior agreement for RAV to rely solely on interfaced data)

TRID Loan Estimate (most recently disclosed with change of circumstance form, if applicable)

Settlement Service Provider List (required)

Affiliated Business Arrangement Disclosure (if applicable)

Homeowner's Insurance Policy

Flood Insurance Policy (if applicable)

Wind Insurance Policy (if applicable)

Tax Certificate

HPML or Non-QM Review/Approval (if applicable)

- Select Send
- **Service Status:** To check the service status, you may view the Loan Status Report in *Docs on Demand*. While viewing the Loan Status Report, you may click on the "DoD #" to open *Docs on Demand* in read-only mode to view the Tracking Information screen, Document Archive screen, and On-Screen Reports, among other screens. If additional information is needed, please email the appropriate RAV service team.