Simplifile for Lenders
Simplifile connects lenders, settlement agents, and counties. With our simple services, you collaborate with settlement agents on documents and fees, send documents to counties for e-recording, and receive final documentation and fees electronically. We offer the peace of mind that comes with having all your communication and workflow in one platform with one simple, secure login. With complete API for system integration, free training, and support, you’ll be up and running in no time.

Collaboration

Simplifile Collaboration gives you and your settlement agents a simple way to upload, track, share, and validate documents and disclosure data in one place.

With built-in messaging, you easily communicate on individual documents and fees. Since you’re both working within one system, you have real-time visibility into their processes and can easily discuss changes, updates, and deficiencies. Never worry about errors and setbacks from miscommunication.

Once collaboration is finished, the process is quickly completed with Simplifile E-recording and Post Closing.

FEATURES AND BENEFITS

- Track, share, receive, and validate documents and data securely in one place
- Live communication and configurable notifications for changes
- Share changes, updates, deficiencies, and statuses in real time
- Receive quick and consistent fee quotes
- Lender-controlled disclosure data sharing and reconciliation
- Visibility into settlement agent processes and capture of the seller disclosure form and data
- Complete audit trail and reporting
- MISMO 3.3.x data standard
- UCD (Uniform Closing Dataset) XML import and export

E-recording

When your settlement agents e-record with Simplifile, everyone saves time. Once documents are approved for recording, they’re easily prepared and sent to the county.

After review and approval, documents are electronically stamped and officially recorded for public record. During business hours, many counties record documents in minutes.

With the nation’s largest network – covering over 75% of U.S. residents – we’ve securely handled tens of millions of e-recording transactions since 2000.
FEATURES AND BENEFITS

✓ Largest e-recording network and more document types
✓ Documents recorded in minutes
✓ Increase efficiency and document security
✓ Begin e-recording directly from Collaboration seamlessly
✓ Automatic tracking and customized notifications
✓ Secure, accurate fee payments
✓ Detailed, on-demand reporting

Post Closing

With Post Closing, you follow the real-time status of your loan through the recording process, and receive all recorded documents, final fees, and final title policy electronically.

You have visibility into when documents are submitted to the county, receive estimated time and fees, and get status updates for recording or rejection. After e-recording, you have immediate access to recorded documents and the title policy is delivered quickly through the Simplifile platform.

No more slowdowns or expenses related to final fee errors, missing proof of recording and trailing docs, or hold backs from undelivered mortgages.

FEATURES AND BENEFITS

✓ See when and how documents are sent to the county
✓ Recording time, fee, and transfer tax estimates
✓ Track recording status and rejection reasons
✓ Electronic delivery of recorded documents and fees
✓ Electronic final title policy delivery
✓ Configurable notifications and activity alerts
✓ Complete audit trail and reporting
✓ Communicate changes, deficiencies, and statuses
✓ Save time and personnel expenses
✓ MISMO 3.3.x data standard