



SwiftData - Optimizing Your Real Estate Deals for Seamless Transactions

Experience tailor-made title and mortgage solutions from TitleTechs that align perfectly with your business requirements. Our seamless process guarantees both precision and speed at every stage.



Values

SwiftData is not just an outsourcing provider; we are pioneers of innovation in the industry. We excel in strengthening the operational foundations of the US mortgage, mortgage, insurance, and banking sectors, offering a wide array of services designed specifically for you. Whether you need comprehensive end-to-end solutions or solutions or targeted component-based outsourcing, we have you covered.



Client Satisfaction

We prioritize client satisfaction and aim to exceed their expectations with our services.



Customized Solutions

We provide customized solutions tailored to the unique needs of each of our customers.



Responsive Support

Our team offers responsive support to address any concerns or queries from our customers.



Key Differentiator



Streamlining Efficiency

We tackle every project with a comprehensive, streamlined approach. Our internal processes are meticulously designed to maximize efficiency, so you can count on a seamless experience.



Communication

Since trust is the foundation of any relationship, So from the start of our partnership and all the way through, we are dedicated to gaining and maintaining our clients' confidence.



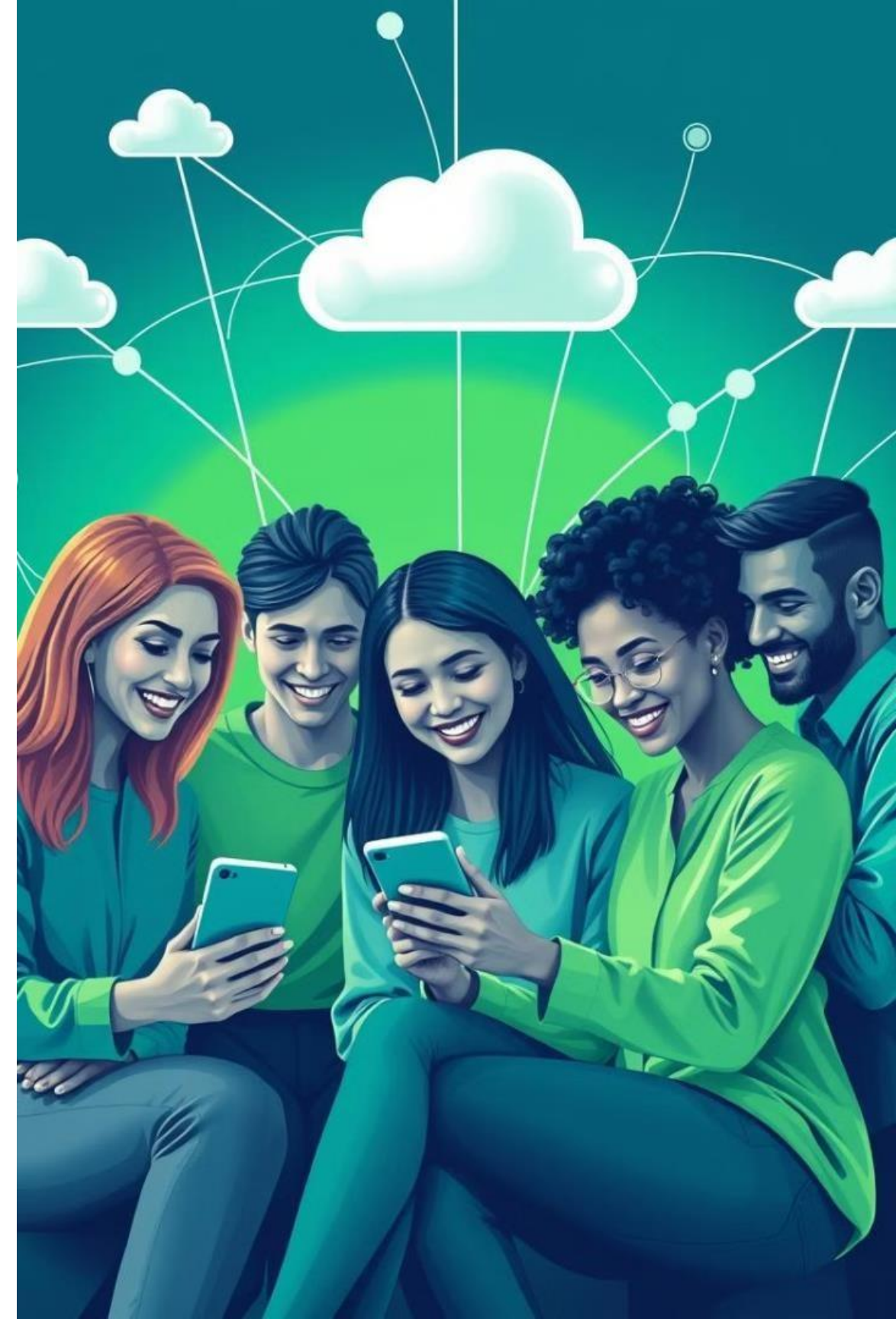
Culture Driven

We think we are unique because of our culture. Our dedication to providing excellent customer service and our capacity to operate exclusively onshore, offshore and efficiently servicing our clients..



Transparency

We ensure consistent communication and performance by upholding a high standard of accountability and openness throughout all activities.



Title & Settlement Services

A title is an ambiguous idea that designates the ownership of the property shown on shown on the title’s face by one or more people.

Full Search (F/S)

Limited/Streamline/One Owner Search
Search (C/O)

Two Owner Search (T/O)

Bring Downs/Date
Downs/Updates(U/D)

Tax Research

Judgment Searches

Bankruptcy searches

Lien Clearance

Commitment Typing

Policy Production

HUD Preparation

Post Closing Audit

Payoff



Tax Process

We have the tools, processes, and skilled team to handle a wide range of tax products, including:

- ✓ Regular Refinance Products
- ✓ Water & Sewer Products
- ✓ Purchase Products

Our Tax Certificate Preparation Process Includes:

Contacting tax assessors directly to gather accurate and up-to-date information

Verifying and documenting:

- Current year tax status and payment details.
- Prior year tax status.
- City, School and County tax details.
- Assessed property values.
- Applicable exemptions.

Why choose us?

- ✓ Comprehensive coverage of multiple tax product types.
- ✓ Accurate, timely data collection and verification.
- ✓ Experienced team dedicated to reducing your risk and ensuring compliance.



Flood Zone Determination

Basic Flood Zone Determination

- Key details on the property including community name and number, panel number, suffix, and date.
- A notice to the borrower for all properties in and out of a Special Flood Hazard Area (SFHA).
- Home Mortgage Disclosure Act (HMDA) data.

Special Properties Determination

- Special Properties Determination is a unique product specifically developed for commercial and construction lending.

Portfolio Services

- audit of a lender's portfolio of existing loans.
- Flood certification on every loan.

Life Of Loan Determination

- Tracking flood hazard status for the term of the loan.
- Monitoring of FEMA flood map revisions and (NFIP) community participation status changes.
- Notification of all future FEMA map changes affecting flood insurance requirements.
- A notice to the borrower for all properties in and out of a Special Flood Hazard Area (SFHA).

Census Tract Data

- Available on all certifications.
- State and County FIPS code.
- Tract and Block Group Codes.
- Processing available on loans for which a flood certification has not been ordered.

LOMA/R/C:

- Using the LOMA/R/C and the update provided by FEMA FIRM, relevant changes are made in the application.



Loan processing & Appraisal

Loan Processing and Appraisal

- Pre-Qualification Review
- Loan Application Processing
- Loan Application Review
- Document Compliance
- Review
- Supporting Documentation
- Credit Verifications
- Appraisal Ordering

Appraisal Reviews

- Verification of Data
- Identification of Discrepancies
- Certified Desk Reviewers



Our Approach



Data Security

Leverage a "Global Delivery Model" to ensure data security and protection against cyber threats.



Confidentiality

Reduce Employee Overhead & Associated Labor Challenges to maintain confidentiality of sensitive information.



Compliance

Agile Scalability & Risk Mitigation to ensure compliance with industry standards and regulations.

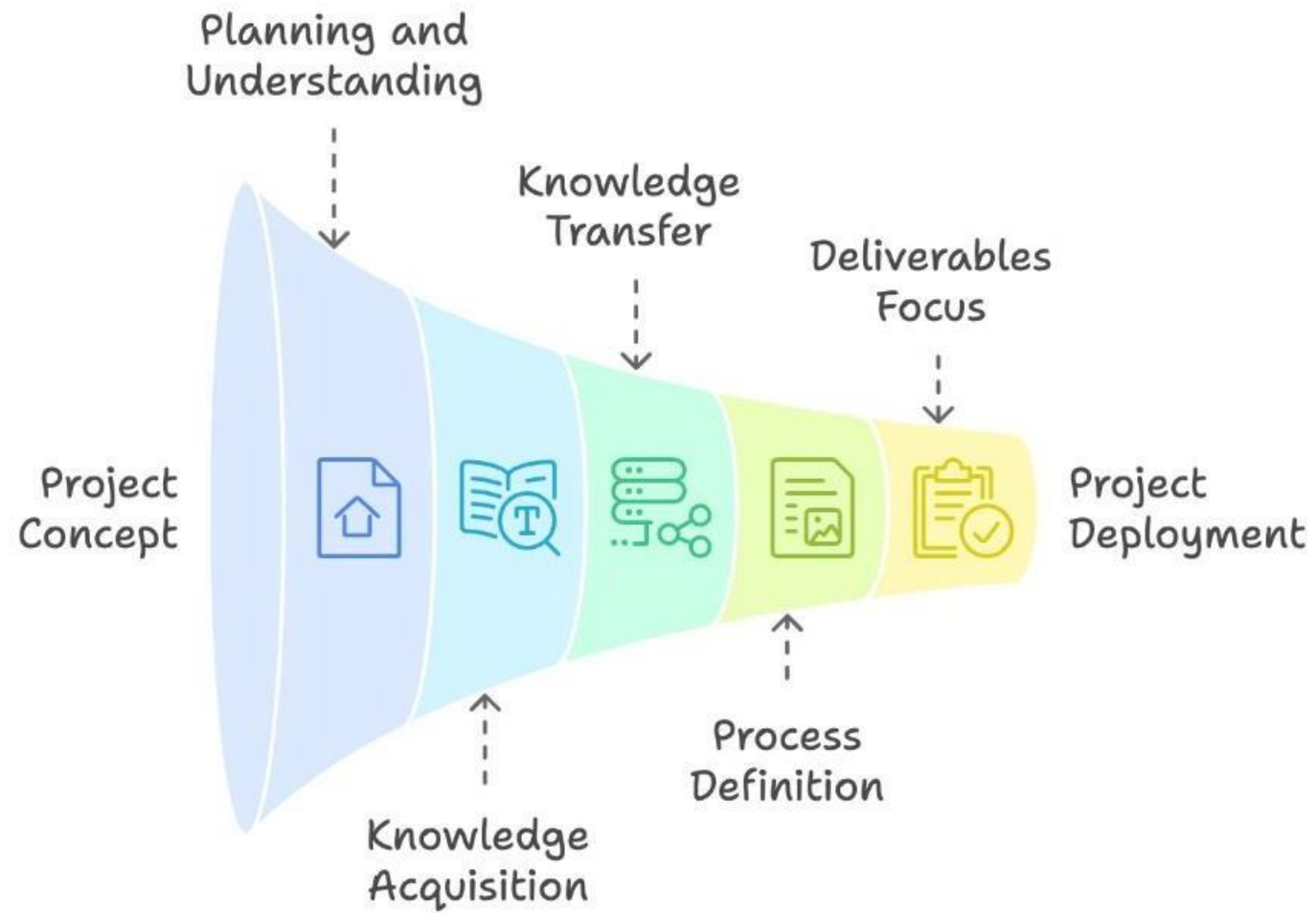


Accountability

Predictable Operating Cost Year Year on Year to ensure accountability in financial management.



SwiftData: Transition Methodology



Partner with SwiftData Today



Contact Us

Get in touch to discuss your title and mortgage needs and discover how TitleTechs can streamline your transactions.



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