

GENERAL SERVICES ADMINISTRATION

Federal Supply Service

Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through *GSA Advantage!*, a menu-driven database system. The INTERNET address for *GSA Advantage!* is: [GSAAdvantage.gov](http://GSAAdvantage.gov).

Schedule Title: Financial and Business Solutions

FSC Group: 520

Contract Number: GS-23F- 0005V

For more information on ordering from Federal Supply Schedules click on the FSS Schedules at [fss.gsa.gov](http://fss.gsa.gov).

Contract Period: November 4, 2008 through November 3, 2013 with 3-five year option periods November 4, 2013 – November 3, 2028

Contractor Name: Lender Processing Services, Inc.

Address: 601 Riverside Avenue; Jacksonville, FL; 32204

Phone Number: 724.223.9100

Fax Number: 724.475.4200

Web site: [www.LPSVCS.COM](http://www.LPSVCS.COM)

Contact for contract administration:

Todd Ashmore

Vice President

LPS Government Solutions

Business size: large

Prices Shown Herein are Net (discount deducted)

Not applicable

Date: January 22, 2010

## CUSTOMER INFORMATION PAGE

- 1a. 520-5 Loan Servicing and Asset Management  
520-3 Due Diligence and Support Services
- 1b. 520-5 Loan Servicing and Asset Management  
See Pages 8, 9, & 10  
520-3 Due Diligence and Support Services  
See Page 11
- 1c. 520-5 Loan Servicing and Asset Management, See Pages 8 & 9  
Project Manager \$100/hr  
Business Consultant \$100/hr
2. Maximum order: \$1,000,000
3. Minimum order: \$300.00
4. Geographic coverage (delivery area): Domestic delivery only
5. Point(s) of production (city, county, and state or foreign country): Jacksonville; Duval County; Florida; United States
6. Discount from list prices or statement of net price: To be negotiated at the task order level.
7. Quantity discounts: To be negotiated at the task order level.
8. Prompt payment terms: Net 30, 0% Discount
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold. Yes
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold. No
10. Foreign items: Not applicable.
- 11a. Time of delivery: To be negotiated at the task order level.
- 11b. Expedited delivery: Items available for expedited delivery are noted in this price list.
- 11c. Overnight and 2-day delivery: No
- 11d. Urgent requirements: Agencies can contact the contact for contract administration to obtain faster delivery.
12. F.O.B. point(s): Destination.
- 13a. Ordering address(es): Todd Ashmore  
Vice President – Government Solutions  
Lender Processing Services  
331 South Main Street, Suite 110  
Washington, PA 15301  
Office 724.223.9100  
[todd.ashmore@lpsvcs.com](mailto:todd.ashmore@lpsvcs.com)  
[www.LPSVCS.com](http://www.LPSVCS.com)
- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on blanket purchase agreements (BPA's), and a sample BPA can be found at the GSA/FSS schedule homepage ([fss.gsa.gov/schedules](http://fss.gsa.gov/schedules)).
14. Payment address: Lender Processing Services, Inc  
Dept 9277  
Los Angeles, CA 90084-9277
15. Warranty provision: Not applicable

16. Export packing charges: Not applicable
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level). Not applicable.
18. Terms and conditions of rental maintenance, and repair – Not applicable.
19. Terms and conditions of installation – Not applicable.
20. Terms and conditions of repair parts – Not applicable.
- 20a. Terms and conditions for any other services – Not applicable.
21. List of service and distribution points – Not applicable
22. List of participating dealers – Not applicable.
23. Preventative maintenance – Not applicable.
- 24a. Special attributes such as environmental attributes: Not applicable.
- 24b. Selected products and services are Section 508 compliant and information is available on Electronic and Information Technology (EIT) supplies and services can be found at [www.LPSVCS.com](http://www.LPSVCS.com)
25. Data Universal Number System (DUNS) number: 82-651-8438
26. Notification regarding registration in Central Contractor Registration (CCR) database: Registered, Registration valid to [June 2010](#)

## **Lender Processing Services, Inc. (LPS)**

Lender Processing Services (LPS) is transforming how mortgage lenders and servicers do business. As the nation's leading provider of mortgage processing services, settlement services, mortgage performance analytics and default solutions, LPS end-to-end mortgage value chain helps reduce costs, minimize risk and better manage volume fluctuations. The company's high performance technology, data and services empower lenders and servicers by providing them with the solutions they need to achieve their business goals and succeed in today's competitive marketplace.

More than 1,000 financial institutions including 39 of the nation's top 50 largest banks rely on LPS' comprehensive offerings and award-winning services and support to power their businesses and sharpen their competitive edge. LPS generated \$1.7 billion in revenue in 2007 and continues to execute on its model for success.

LPS is unique from other service providers because we deliver technology and services that span the entire mortgage lifecycle – from origination and servicing to default and the secondary market. Our experienced, professional staff is committed to providing the highest level of personalized service and customer satisfaction, making LPS a trusted, single-source partner for all systems, software, service and data needs.

LPS uses generally-accepted accounting principles (GAAP) in controlling its costs and billings. We currently track labor hours and other direct costs by staff member and contract/project/task. We use an Oracle accounting system supported by both Planview and TimeForce timekeeping applications as well as Microsoft Project Server to track project tasks.

## **LPS Desktop™**

**LPS Desktop's** enterprise workflow management application is the latest innovation from LPS. You'll have a single, secure, online access point to technology driven tools that are designed to streamline your processes and manage your document and invoice needs online, from loan boarding through REO disposition.

- Eliminate misplaced files
- Increase productivity
- Optimize information sharing
- Minimize lost revenues

## Process Management

Ensure that you are operating at maximum efficiency with **LPS Desktop's** workflow and process management solutions.

- Customizable decision and workflow engines that conform to existing or specific. business processes
- The ability to create, edit and manage users, workgroups and vendors.
- Effortless communication and reporting capability.
- Web-based aggregation allows process status viewing, from the lowest level of detail up to an aggregated portfolio view.
- Enhance performance monitoring
- Minimize duplicate efforts.
- Link processes and business units.
- Track signature-required documentation.

## Document Management

**LPS Desktop's** end-to-end document management solutions virtually eliminate the need for paper by seamlessly capturing, indexing, routing, archiving and retrieving documents through a secure, Web-based connection.

- Centralized and decentralized scanning solutions
- Automated document routing and tracking protocols
- Secure file repository to guarantee prompt disaster recovery
- Ability to seamlessly share documents digitally with trading partners
- Online search tools that reduce storage and retrieval costs
- Full workflow and dynamic data capture capabilities
- Simultaneously manage many of the unique requirements of processing default-related mortgage invoices with these specialized modules:
  - Advance/credit reconciliation
  - Final bill management
  - Bulk service transfer
  - Servicer-created invoice (utilities, taxes, HOA-related, etc.)
  - Image attachment of receipt/check/photos
  - Integrated communication with provider network
  - Online resolution module
  - Integrated fee/cost quote
  - Electronic payment (ACH)
  - Business rule/workflow management module used to set invoicing parameters
  - Client/Servicer/GSE guideline management

## Invoice Management

**LPS Desktop's** electronic invoice management solutions save time and eliminate errors by automating every aspect of the invoice approval process, from bill presentment and processing to post-payment activities. Full, real-time, online services are available for:

- Foreclosure
- O&E reports
- Bankruptcy
- Loss mitigation
- Eviction
- Replevin/consumer
- Inspection
- Litigation

- Property preservation
- Title service
- REO brokerage
- General service (generate invoices on demand)
- Valuation
- Deed-in-lieu

## LPS - VALERI

Lender Processing Services, Inc. (LPS) and the Department of Veterans Affairs (VA) jointly developed and implemented the application referred to as VA Loan Electronic Reporting Interface (VALERI). In 2002, the LPS completed a 13-month redesign initiative resulting in the largest regulatory revision in the history of the Home Loan Program. VALERI is the next generation Loan Administration system, designed to fulfill the needs of the VA Loan Guaranty department. VALERI allowed the VA to transition from supplemental servicing to servicer performance oversight. VALERI allows the VA to perform servicer oversight, nationwide workload balancing, perform consistently to clearly defined business processes. VALERI helps servicers improve compliance with VA regulations, provide an interface with major servicing platforms as well as a web-based interface to allow both large and small servicers a streamlined and standardized set of processes and procedures for servicing VA loans. VALERI provides standard and on demand reports accessible through the VALERI system. The objective of this service is to promote home retention work outs and insure a high level of service to veterans.

See VALERI Basic & Premium pricing at the end of this section as pricing Appendices I and II.

### 10 Things to know about VALERI

- VALERI was the result of the National Loan Administration Redesign (LARD) project.
- VALERI was designed, developed and hosted by LPS,
- VALERI was developed as a web-based application constructed using Microsoft ASP.NET and SQL Server 2005.
- VALERI was constructed from a combination of new software and existing third-party software and servicers.
- All software, hardware and data are hosted by LPS in the datacenter located in Jacksonville, FL.
- VALERI reduces paperwork and supplemental servicing activities, and increases servicer oversight and performance analysis.
- Servicers and servicing platforms are required to submit significant event updates to VALERI electronically.
- Servicer updates are graded by a business rule engine, and servicers are scored according to their performance.
- VALERI was constructed in 2007.
- VALERI went into production February 20, 2008.

## LPS - Business Partner Product & Service Suite

With the bi-directional data needs of trading partners in mind, LPS leverages the latest technologies to align and foster seamless business trade between mortgage servicers and the service provider market at large. LPS offers business-to-business communications and application integration solutions for data and service providers spanning every vertical segment.

LPS counts more than 160 business partners among its clients. The sizable relationship base is largely driven by LPS' proprietary value-added network – LPS InterChange – which has emerged as the mortgage industry's largest value-added network. But, LPS offers much more. The Business Partners product suite helps service provider's access and integrates MSP data, and channel proprietary data bi-directionally to facilitate loan processing. With more than half of all U.S. residential mortgages serviced on MSP, service providers have every opportunity to grow their business using LPS' communications and application integration solutions.

- LPS InterChange
- Magnifide® Web Services
- Director
- Passport

## **Business Partner PowerCell®**

LPS' Business Partner team is comprised of account managers who work closely with internal product and project managers to represent your interests. Once the implementation teams place products into production, the Business Partners PowerCell® is engaged to provide on-going operational support.

PowerCell is Lender Processing Services' (LPS) customer contact center, consisting of cells, or support teams, that represent customers by geographic region. Each customer is assigned a team of experts dedicated to providing customers with superior service.

Three regional teams – Mid-Atlantic, South Central and Western Central – support LPS' mortgage servicing customers across the country (including Alaska and Hawaii), as well as customers located in Puerto Rico. PowerCell's mission is unique among contact center facilities: To increase customer satisfaction by establishing partnerships with our customers to understand their needs and explore opportunities to improve our relationship.

## **LPS Applied Analytics**

LPS Applied Analytics (LPS AA) delivers risk management solutions that leverage end-to-end data and analytics, providing the power to accurately assess and minimize risk in loan portfolios. The LPS AA data solutions offer the most complete real estate and loan-level performance data in the industry for the highest level of transparency available.

### **Mortgage Performance Data and Analytics**

- Loan-level data covering more than 44 million active first and second mortgage loans, spanning the spectrum of credit, product type, investor, etc.
- More than 80 loan-level collateral attributes are collected including product type detail, geographic detail down to a ZIP level, ARM detail, FICO, document type, property value, occupancy type, property type, loan purpose and loan size
- Data is available in numerous forms specific to a customer's need for flexibility and depth including subscription and custom reporting, via McDash Online a Web-based benchmarking and tabulation tool, data cubes and loan-level data.

### **Custom Database Development**

- LPS AA has constructed custom database applications for various loan products and reporting purposes for government and quasi-government entities including OCC, OTS, Hope Now, VA and Fannie Mae.

### **Public Records Data**

- More than 295 million residential/commercial property, assessment, ownership, sales and mortgage records
- More than 120 separate data fields per record, including property characteristics (e.g., number of bedrooms, living square footage) and loan information from recorded documents
- Detailed information on more than 92% of U.S. property ownership records in more than 2,000 counties
- Enhanced data from external resources including public and private schools, crime stats, demographics, environmental comparables and neighborhood trends

### **Mortgage Performance Models**

Prepayment - LPS Applied Analytics helps you properly assess mortgage asset behavior, analyze fixed-income instruments and use refinance and housing-turnover scores to effectively evaluate prepayment risk and predict return. Obtain highly accurate, month-by-month prepayment projections for any mortgage in your portfolio based on the interest rate and Home Price Index (HPI) projections you provide.

LPS Applied Analytics' prepayment scores and models help you:

- Optimize loan retention strategies

- Accurately project financials
- Accurately price for risk at loan acquisition
- Determine which loans to retain and sell by calculating the intrinsic economic value of the loans in your portfolio
- Decide whether to be more aggressive or reserved in the market
- Evaluate the profitability of lending in various loan categories and regions

### **Delinquency / Default Risk**

Decreasing home values and difficult economic times have resulted in significant industry challenges, including increased mortgage defaults. To effectively manage default risk and do everything possible to keep default losses to a minimum, you need proactive, highly-accurate default risk modeling.

- Identify how much of your portfolio is moving closer to default
- Accurately project the percentage of your loan portfolio that will default each month
- Receive per-period loss forecast in each of six delinquency cohorts (0, 30,60,90+ days late, foreclosure and default)
- View default as a progression that can be expected and managed
- Easily adjust factors, introduce proprietary inputs and integrate LPS Applied Analytics' model with internal programs or third-party applications for optimal results
- Improve collections and loss mitigation strategies
- Determine true economic value of low income lending

### **Property Valuation and Collateral Risk**

Accurate collateral valuation is a must to ensure portfolio quality. Yet, hidden errors and omissions, as well as valuations based on outdated and incomplete information, continue to threaten portfolio quality. LPS AA offers a broad array of collateral risk management solutions designed to meet any valuation, due diligence and quality control need.

- Automated valuation solutions
- Hybrid desktop valuation solutions
- Field valuation solutions

See property valuation pricing at end of this section as pricing Appendix III.

### **Fraud Detection**

Access our wide range of data and analytic solutions to identify fraud schemes that exploit subject property, loan participants and loan/transaction characteristics. Quickly identify the possible risks hiding in your portfolio:

- Identity theft or identity concealment
- Occupancy
- Straw borrowers, flips or other suspicious transactions
- Property value and/or Non-existent properties or invalid addresses
- Inclusion on OFAC's list of individuals who may not obtain mortgages
- Other intentional misrepresentation or fraud

**Lender Processing Services, Inc. (LPS)**  
**GSA Pricing for VALERI Basic Processing Services**  
**SIN 520-5 Loan Servicing and Asset Management**

**Pricing Appendix I - VALERI Basic**

Intended to promote home retention work outs and insure a high level of service to veterans, VALERI Basic is the next generation Loan Administration system, designed to fulfill the needs of the VA Loan Guaranty department. VALERI provides the VA with capabilities in support of servicer performance oversight, with nationwide workload balancing and performance consistent with clearly defined business processes.

VALERI helps servicers improve compliance with VA regulations, providing an interface with major servicing platforms as well as a web-based interface enabling both large and small servicers with secure access to a streamlined and standardized set of processes and procedures for servicing VA loans. VALERI provides standard and on demand reports accessible through the VALERI system.

<b>Category</b>	<b>Unit/Issue</b>	<b>Year 1</b>
VALERI Loan Servicing (Active Loans)	1 – 1,250,000 loans = \$0.168500 minimum loan volume	\$0.17
	1,250,001 – 3,000,000 loans = \$0.153500	\$0.15
	3,000,001 – 5,000,000 loans = \$0.138500	\$0.14
	5,000,001 – 6,000,000 loans = \$0.123500	\$0.13
	6,000,001 – 7,000,000 loans = \$0.108500	\$0.11
	7,000,001 or more loans = \$0.093500	\$0.09
VALERI Loan Servicing (Zero- balance Loans or Inactive Loans)	\$0.015	\$0.02
Project Manager	\$100/hr	\$100/hr
Business Consultant	\$100/hr	\$100/hr



**Lender Processing Services, Inc. (LPS)**  
**GSA Pricing for VALERI Premium Processing Services**  
**SIN 520-5 Loan Servicing and Asset Management**

**Pricing Appendix II - VALERI Premium**

With all the loan oversight functionality provided by the Basic service described above, VALERI's Premium service includes a business intelligence environment and datamart that provides industry analytics functionality, such as Servicer Tier Ranking, while enabling users to conduct their own analysis and write their own ad-hoc reports.

<b>Category</b>	<b>Unit/Issue</b>	<b>Year 1</b>
VALERI Loan Servicing (Active Loans)	1 – 1,250,000 loans = \$0.185350 minimum loan volume	\$0.19
	1,250,001 – 3,000,000 loans = \$0.168850	\$0.17
	3,000,001 – 5,000,000 loans = \$0.152350	\$0.15
	5,000,001 – 6,000,000 loans = \$0.135850	\$0.14
	6,000,001 – 7,000,000 loans = \$0.119350	\$0.12
	7,000,001 or more loans = \$0.102850	\$0.10
VALERI Loan Servicing (Zero- balance Loans or Inactive Loans)	\$0.015	\$0.02
Project Manager	\$100/hr	\$100/hr
Business Consultant	\$100/hr	\$100/hr

**Lender Processing Services, Inc. (LPS)**  
**GSA Pricing for Applied Analytics Property Valuation Services**  
**SIN 520-5 Loan Servicing and Asset Management**

**Applied Analytics Property Valuation Services**

The descriptions below detail the levels of property valuation services or products offered by LPS Applied Analytics. Starting with VIP Connect, Level 1, if acceptable quality and accuracy results criteria are not met, the next level product will be attempted until specified, acceptable quality and accuracy results are achieved. This cascade approach provides full access to the nation's leading Automated Valuation Models (AVM) products through one simple interface. The cascade parameters would be based on a variety of factors including accuracy and quality rules, as specified by the federal buyer.

<b>Level</b>	<b>Service</b>	<b>Description</b>	<b>Unit / Issue</b>	<b>GSA Price Year 1</b>
1	VIP Connect	The VIP Connect is a customized valuation data rich solution, bringing together a variety of data sets from within Lender Processing Services as the mortgage information industry leader. If quality and accuracy criteria are not met, the process continues to Level 2, AVM Connect.	Per Valuation Order	\$2.00 per Data Section (14 total available Sections)
2	AVM Connect	The AVM Connect provides up to 15 AVM options with low, mid, and high values. These values are then compared to the property value estimate for variances. If high variances are identified, the cascade is promoted to Level 4, Desktop Valuation.	Per Valuation Order	\$10.08
3	AVM with MLS	In the event that one of the AVM's from Level 2, AVM Connect, does not return a reliable value, we will provide an LPS AVM populated with local MLS sales data where available.	Per Valuation Order	\$20.15
4	Desktop Valuation	The standard Desktop Valuation (DV) will be completed by an LPS certified staff appraiser. If the staff appraiser is unable to complete the property valuation as a DV, the cascade is promoted to Level 6, Field Expert, for completion.	Per Valuation Order	\$50.38
5	Desktop Valuation with Girded Active MLS Listings	The standard Desktop Valuation (DV) will be completed by an LPS certified staff appraiser. It will include a local MLS listing sheet, as well as any pertinent MLS data and comments. If the staff appraiser is unable to complete the property valuation as a DV, the cascade is promoted to Level 6, Field Expert, for completion.	Per Valuation Order	\$70.53
6	Field Expert	As a final effort to obtain a property valuation, a Field Expert, or property appraiser, is dispatched to perform an onsite valuation.	Per Valuation Order	\$105.79
N/A	Valuation Analyst	Reviews and analyzes properties for which work is solicited to determine value for purchase, sale, investment, mortgage, or loan purposes.	Per Hour	\$151.13

**Lender Processing Services, Inc. (LPS)**  
**GSA Pricing for LPS Title Products and Closing Services**  
**SIN 520-5 Loan Servicing and Asset Management**  
**SIN 520-3 Due Diligence and Support Services**

**LPS Title Products and Closing Services**

The descriptions below detail the Title Products and Closing Services offered by LPS.

<b>Service</b>	<b>Description</b>	<b>Unit / Issue</b>	<b>Pricing</b>
Preparation of Closing Documents for Resale and Other Closing Services – Section II	LPS manages all aspects of the closing including deed preparation, preparation of HUDs/Closing Statements and disbursement of funds.	Per Document Package	\$544.25
Endorsement and/or Title Update	LPS provides an update of all property information from the previous date of title commitment to current status to ensure all information has been addressed and referenced prior to issuance of Title Policy.	Per Item	\$74.56
Preparation of Closing Documents for Acquisition and Other Closing Services – Section IV	LPS will prepare all required closing documents for the closing of properties and submit them to the Government for review prior to closing and represent the Government’s interest at time of closing. LPS will assist buyers with all closing documents related to the transfer of the property if requested by the buyer, at the buyer’s expense.	Per Item	\$544.25
Curative Action	Title work is graded for title curative issues. LPS works with its national underwriting attorneys as well as the local title offices to resolve any potential title issues that could cause a delay in the closing.	Per Hour	\$45.34
Private Sale/Private Sale Augmentation	LPS will attend the private sale closing transactions in which the Government is paying a Private Sale Augmentation benefit to the seller. LPS will perform the closing services representing the Government’s interest. LPS will disburse funds as instructed and obtain and send to Government all pertinent documents.	Per Item	\$292.18