

# Undisclosed Debt Monitoring (UDM)

## Automated monitoring of the borrower's credit activity during the loan file process

Hidden debt should be a cause for serious concern as it can lead to repurchasing risk and other costly consequences for lenders. Factual Data wants to make sure you are prepared at closing time and not caught off guard by new tradelines, public records, or other credit changes.

We offer a customizable monitoring option to alert you of any changes in the borrower's credit history for a period of up to 120 days. With UDM powered by the DataVerify® DRIVE® platform, you can customize the following and more:

- » Automatically start and stop monitoring
- » Monitor one borrower or all of them
- » Monitor one, two, or three credit bureaus
- » Customize the alerts you want to be notified on
  - ◆ Alerts can be delivered through DRIVE or sent directly back to the processor who ordered them
- » Configure the alerts based off inquiry type
- » Order our UDM solution automatically or manually

## Revolutionizing the UDM Process

Not knowing about new inquires, balance changes, payment increases, or new derogatory tradelines can be costly when it comes to closing time. Our unique solution enables you to use the DRIVE system across the mortgage lending lifecycle to improve efficiency and help reduce risk. Work with a provider who understands your needs and molds a solution to meet them.

Let the DRIVE Platform  
from DataVerify  
do the work for you

**UDM Detailed Report**

**Summary of Monitoring**

	Start	Bureau	Message	Start Date	End Date
Borrower #1 MONEY PENNY Reorder*	4/24/2018	TRU	Monitoring Requested	4/4/2018	8/2/2018
Stop	4/24/2018	XPN	Monitoring Requested	4/4/2018	8/2/2018
	4/24/2018	EFX	Monitoring Requested	4/4/2018	8/2/2018

**Summary of Alerts**

Bureau	Message	Date
TRU	Monitoring Requested	4/4/2018
Bureau	Message	Date
EFX	Monitoring Requested	4/4/2018
Bureau	Message	Date
XPN	Monitoring Requested	4/4/2018

\* WARNING: By clicking reorder, the monitoring period may be extended to a new end date. Additional charges may be accrued.

**Inquiry Notifications**

Bureau	Inquiry Date	Creditory Name	Kind of Business	Date Received	
EFX	1	4/9/2018	PREMIUM CREDIT BUREA	Miscellaneous Reptg. Agencies	4/9/2018

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UDM monitoring status updates and alerts are displayed on this easy-to-read report



UDM is available through Factual Data affiliate DataVerify with options from Equifax®, Experian®, and TransUnion®

Undisclosed Debt Monitoring Status				
Borrower				
	Bureau	Message	Start Date	End Date
	TRU	Monitoring Stopped	5/22/2018	5/22/2018
	XPN	Monitoring Stopped	5/22/2018	5/22/2018
	EFX	Monitoring Stopped	5/22/2018	5/22/2018
	Bureau	Message	Start Date	End Date
	TRU	Monitoring Stopped	5/22/2018	5/22/2018
	XPN	Monitoring Stopped	5/22/2018	5/22/2018
	EFX	Monitoring Stopped	5/22/2018	5/22/2018

  

Undisclosed Debt Monitoring Alerts								
Borrower								Download Alert Details
	Bureau	Data Type	Trade Opened	Trade Reported	Balance	Payment	Inquiry Date	Creditor Name
	TRU	INQUIRY					4/30/2015	ABC BANK
	TRU	INQUIRY					1/31/2015	EFCU
	TRU	TRADE	4/1/2015	1/5/2015	\$54,789.00	\$257.00		D&M FASHION
	TRU	TRADE	3/30/2015	4/30/2015	\$19,788.00	\$352.00		CA REPUBLIC
	TRU	TRADE		4/1/2015	\$23,429.00			ANDYSAUTOSAN
	TRU	TRADE		7/8/2014	\$24,685.00			AUTOSHOPBTTL
	TRU	TRADE		4/5/2015	\$34,124.00			SETERUSSTNCK

Code	Subject	Description	Action(s) to Resolve	Scoring Analysis
<b>High</b>				
6102 (H)	Borrower 1	Undisclosed Debt Monitoring has identified a new Tradeline.	Review the Undisclosed Debt Monitoring/UDM Report to identify the details and proceed based on company policy.	Date Opened: 5/30/2018, KOB Translated: Auto Financing, Creditor Name: ABC FINANCIAL, Balance Amount: 20063.00, Payment Amount: 0.00, Remarks: NEW TRADE

DRIVE provides UDM conditions and resolutions which are customizable and actionable



Highly configurable to conform to a lender's procedures

Call for a demonstration today

Our technological advantage is the DRIVE platform – a single source, proprietary enterprise-wide application tailored to meet your specific risk conditions and streamline your loan review process criteria.



For more information, please contact us at 877.284.8322 or email [information@factualdata.com](mailto:information@factualdata.com)