

Ingeo

Suggested for our XML to send to Ingeo:

Grantee (borrower/buyer) and Grantor(seller)

```
<EclosingRelease>
  <Recorder>Recorder Company Name</Recorder>
  <RecorderState>CA</RecorderState>
  <LegalDescription>Informed at SENDTORECORDER time</LegalDescription>
  <LoanAmount>$434,984.87</LoanAmount>
  <ExecutionDate>12/03/2008</ExecutionDate>
  <OriginalRecordingDate>12/04/2007</OriginalRecordingDate>
  <BPI>34554<BPI>
  <Signers>
    <Signer>
      <SignerName>FirstName V. LastName</Name>
    </Signer>
    <Signer>
      <SignerName>FirstName2 V. LastName2</Name>
    </Signer>
  </Signers>

  <Grantors>
    <grantor>
      <FirstName>Pablo</FirstName>
      <MiddleName>MiddleName<MiddleName>
      <LastName>Lucero</LastName>
    </grantor>
    <grantor>
      <FirstName>Adriano</FirstName>
      <MiddleName><MiddleName>
      <LastName>S</LastName>
    </grantor>
  </Grantors>

  <Grantees>
    <borrower>
      <FirstName>Fernanda</FirstName>
      <MiddleName>Angelica<MiddleName>
      <LastName>Azevedo</LastName>
    </borrower>
    <borrower>
      <FirstName>Terry</FirstName>
      <MiddleName><MiddleName>
      <LastName>Van Bibber</LastName>
    </borrower>
  </Grantees>

  <Documents>
    <DocumentData>
      <DocumentIdentifier>2389 = UID</DocumentIdentifier>
      <DocumentTitle>DeedOfTrust</DocumentTitle>
      <DocumentEmbed>SUKqAAAAA=</DocumentEmbed>
    </DocumentData>
  </DocumentData>
```

```
<DocumentIdentifier>4389 = UID</DocumentIdentifier>
<DocumentTitle>Reconveyance</DocumentTitle>
<DocumentEmbed>AAAkqAAAAAs</DocumentEmbed>
</DocumentData>
```

```
</Documents>
</EsclosingRelease>
```

Request from DocMagic in the XML:

1. Borrower middle name
2. Loan Amount (=consideration amount)
3. BPI (either a valid Book/Page Combo or an Instrument No)
4. Original Recording Date
5. Execution Date: creation of document date
6. Grantors
7. Instrument Number (Prior Recording Number)

At recording time, enter: (Short) Legal Description 240 characters (required); Signers' full names (not required); grantors (not required); BPI (not required); Original Recording Date (not required); Instrument Number (not required).

IMPORTANT: How to define that a Recorder can record the documents electronically?

How to manage recorders that came through package creation (Ingeo? Manatron? Etc.) or even manual registration? Terry: "Title/escrow/lender will know because they have an agreement in place already with recorder. They will know that can be done electronically (or not)." Even counties working with Ingeo cannot record all types of document. Attention to all that.

Define how the manual process will work in the cases of 1) recording error of one or more docs in a package and 2) complete manual recording.

In the first case:

1. Package is in SENTTORECORDER or RECORDINGERROR (discuss RECORDED as well (?))
2. User selects option to record docs manually
3. Interface should list all docs in the package with columns DOCUMENT TITLE, SENT TO RECORDER , RECORDED and a button/icon/option **Upload Recorded File** for each document NOT recorded. Option allows selection of local file and upload.
4. After successful upload, file is recorded.
5. To leave, there is the option to confirm that package is considered RECORDED or not yet.

In the second case:

1. User selects SEND TO RECORDER status, but Recorder is not ready for eRecording OR Recorder is not even selected yet (is it possible not to have recorder for a package?).
2. IF there is no recorder for the package (again, possible?), user will have to go through registering a recorder.
3. If new Recorder is ready for eRecording, open the select documents to be recorded and send to recorder. Package goes to SENTTORECORDER as a normal electronic process.
4. If new Recorder is NOT ready for eRecording, windows described in the first case will be presented.

We have to allow manual upload of recorded documents in TIFF or PDF.

If (some) documents can not be eRecorded because recorder does not

