

Compliant AMC Management

Mercury Network

Compliance and AMCs

When using multiple AMCs, you need a consolidated software platform to comply with AIR, and with the third party oversight requirements of OCC, FDIC, CFPB, FNMA and others.

From [CFPB Bulletin 2012-03, April 13, 2012](#):

- *“Regulated entities are expected to oversee their business relationships with service providers in a manner that ensures compliance with Federal consumer financial law, which is designed to protect the interests of consumers and avoid consumer harm.”*
- *“The lending institution is not absolved from responsibility of the third party’s compliance.”*



Visit www.MercuryVMP.com/TPO for the free white paper with links and indepth discussion of relevant regulations.

Due diligence and AMCs

The OCC mandates due diligence be conducted on third party service providers.

From [OCC Bulletin 2013-29](#):

- *Mandates due diligence in selecting the third party*
- *Requires ongoing, consistent monitoring of activities and performance throughout the life cycle of the relationships*
- *Specifies responsibility for compliance with regulations, including provisions of the Gramm-Leach-Bliley Act for consumer privacy*
- *Outlines the documentation and reporting expectations*
- *Mandates processes for vendor onboarding and easy substitutions when needed*

OCC BULLETIN 2013-29	
Subject: Third-Party Relationships Date: October 30, 2013	To: Chief Executive Officers and Chief Risk Officers of All National Banks and Federal Savings Associations, Technology Service Providers, Department and Division Heads, All Examining Personnel, and Other Interested Parties
Description: Risk Management Guidance	
Summary	
<p>This bulletin provides guidance to national banks and federal savings associations (collectively, banks) for assessing and managing risks associated with third-party relationships. A third-party relationship is any business arrangement between a bank and another entity, by contract or otherwise.¹</p> <p>The Office of the Comptroller of the Currency (OCC) expects a bank to practice effective risk management regardless of whether the bank performs the activity internally or through a third party. A bank's use of third parties does not diminish the responsibility of its board of directors and senior management to ensure that the activity is performed in a safe and sound manner and in compliance with applicable laws.²</p> <p>This bulletin rescinds OCC Bulletin 2001-47, "Third-Party Relationships: Risk Management Principles," and OCC Advisory Letter 2000-9, "Third-Party Risk." This bulletin supplements and should be used in conjunction with other OCC and interagency issuances on third-party relationships and risk management listed in appendix B. In connection with the issuance of this bulletin, the OCC is applying to federal savings associations (FSA) certain guidance applicable to national banks, as indicated in appendix B.</p>	
Highlights	
<ul style="list-style-type: none">• A bank should adopt risk management processes commensurate with the level of risk and complexity of its third-party relationships.• A bank should assess a third-party relationship's risk management and oversight of third	

Solution: Manage all your AMCs from a single platform

- Comply with AIR, CFPB, OCC and other regulations regarding third party oversight and due diligence
- Eliminate unnecessary due diligence burdens of using multiple vendors' web portals for appraisal ordering and management
- Ensure borrower payments are handled in compliance with PCI
- Consolidate your compliance control, ensuring consistent practices across all channels
- Easily compare vendor performance as required by regulations
- Onboard new vendors quickly for business continuity, as required by OCC
- Prove compliance with automatically recorded audit trails for every appraisal order, regardless of vendor

Compliance aside, there are several operational benefits:

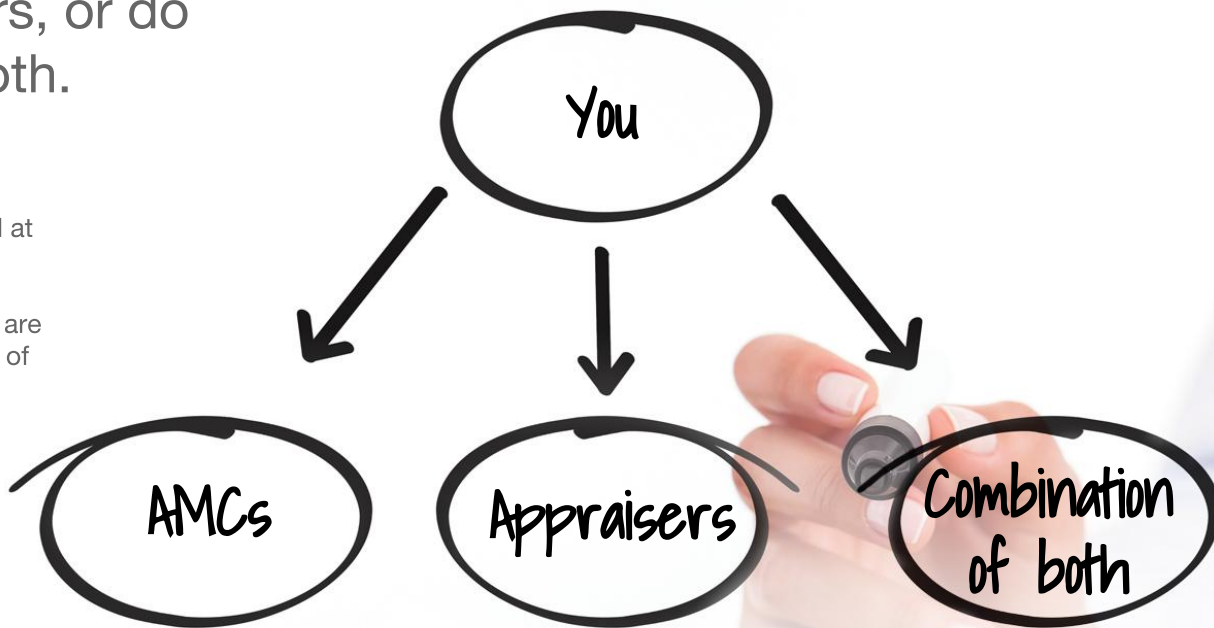
- More efficient vendor management
- Consolidated settings and preferences, ensuring consistent practices across all channels
- One technology interface, rather than expense and due diligence required for integrating with multiple AMCs' individual websites
- Reduce delays and accelerate turn times with better data integrity from production to your vendor
- Avoid payment hassles by passing payments directly to your AMCs via Mercury's PCI-compliant tools
- Pass portal transaction fees to your AMCs if you wish

Mercury's EVF solution

Place orders with AMCs,
directly to appraisers, or do
a combination of both.

More than 165 AMCs are already
integrated, and any AMC can be added at
no charge to the AMC or you.

More than 32,000 individual appraisers are
already on board, and any can join free of
charge or any software requirements.



More than 165 AMCs are already here

- Your AMCs are probably already integrated, ready for your orders
- Any AMC can be added, at no cost to you or the AMC
- See the full list of AMC partners [here](#).

@Home VMS

Acclaimed Management Group

Accurate Appraisal Management

ACT Appraisal

Advanced Valuations, AMC

Advantage AMC

All-Pro AMC

Allegiant Appraisal Management

AMC Settlement Services

Apple Appraisal, Inc.

Appraisal Links

Appraisal Management Group

Appraisal Management of Utah

Appraisal Management Resources

Appraisal Management Specialists

Appraisal Management Systems

Appraisal Nation

Appraisal Pro Solutions

Appraisal Management Resources

Appraisal Management Specialists

Appraisal Management Systems

Appraisal Nation

Appraisal Pro Solutions

Appraisals Direct (AMG)

Appraiser Select, LLC

Atlas REO Services

AXIS Appraisal Management Solutions

BroadStreet Valuations

Capitol Appraisal Management

Class Appraisal

Clear Capital

Coester VMS/Appraisals

Consolidated Analytics

CU Appraisal Services

DART Appraisals

Equity Solutions USA Incorporated

eValuation Zone, Inc.

eValuationsDirect

First American Title Insurance Co.

First Look Appraisals

GOT Appraisals

Home Value Real Estate (AMC)

HVCC Appraisal Ordering

Janus AMC, LLC

K&M Appraisal Management Company

Land Capital

Lincoln Appraisal & Settlement Services

LRES

LSI, A Lender Processing Services Company

Market Appraisals

Metro-West Appraisal Co LLC

Mid-State Valuation Partners

Momentum Appraisal Group

MyAMC

Nadlan Valuation

National Real Estate Info Services

Nations Valuation Services, Inc.

Nationwide Appraisal Network

Nationwide Property & Appraisal Services

Order Pro USA

Pacific Appraisal

PCV MURCOR

Priority Appraisal USA

Pro-Mac Appraisal Management

Property Sciences Group, Inc.

Property Valuation Services

Quality Mortgage Services LLC

Quality Valuation Services

Rapid Appraisal Management Service

RELS Valuation

ServiceLink

StarAMC

Stewart Valuation Services

Streetlinks (Lender-X) Solutions

Terra-Val

The Synergy Appraisal Services Family

Timsco, Inc.

Triserv Appraisal Management Solutions

United Appraisal Management

United Lender Services (ULS)

United States Appraisals

USA Appraisal Solutions

Valligent

Valocity

Valuation Link

Valuation Management

Valuation Partners

Valuation Technology, Inc.

Value Trend Solutions (VTS)

ValueSearch AMC

Valustrust

Vanguard Appraisal Mgmt

Mercury Network

High volume

More than 800 lenders and AMCs rely on Mercury Network.

Mercury Network



Robust integrations

Mercury Network

Mercury Network is already integrated with every major LOS provider, and also with several of the industry's largest appraisal consumers.

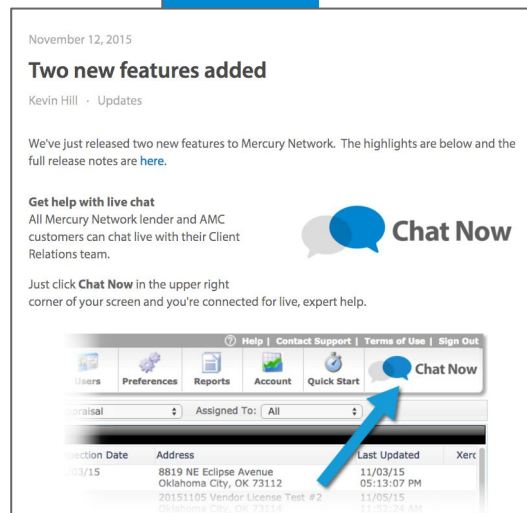
Visit www.MercuryVMP.com/Integrations for more.

More than 160 active integrations



Unrivaled support

- Responsive and innovative: New customer-driven features implemented consistently
- Expert developers handle all your setup and customization needs
- No implementation fees or customization fees
- Dedicated implementation engineers and dedicated client service team
- Support and training for all your staff, via web conference, video, and on-site visits
- Support tools inside Mercury Network connect your users and vendors to our support team immediately, and pass account and order info to our technicians for fast solutions
- Live, expert toll-free help available for you and your vendors from 7-7 CST, with on-call support for holidays and weekends



All releases include detailed blog posts and release notes.

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Questions?
Call 1-800-434-7260

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