



FINANCE of AMERICA
— MORTGAGE™ —



SimpleClose
Hybrid

Settlement Agent FAQs Hybrid

WHAT IS HYBRID CLOSING?

In a Hybrid Closing, the borrower will electronically sign the majority of their closing documents in advance of their closing appointment. Then, just a few remaining documents such as the Security Instrument and title documents will be ink signed and notarized as needed on the day of closing.

WHAT TECHNOLOGY DO I NEED FOR A SIMPLECLOSE HYBRID CLOSING?

No additional technology is required for the Hybrid eSigning process. However, Finance of America Mortgage has partnered with Simplifile to deliver our Hybrid Closing loan packages. We suggest that you use Google Chrome for best results.

HOW IS HYBRID ELIGIBILITY DETERMINED?

Eligibility is based on many different factors including state and county regulations. Settlement agents will only receive a Hybrid Closing package from Finance of America Mortgage where legally authorized.

WHO WILL RECEIVE NOTIFICATIONS FROM SIMPLIFILE?

Only the Settlement agent and Notary.

WHEN CAN A BORROWER ESIGN THEIR DOCUMENTS?

As soon as they receive the email from our document provider, they can use the link to enter the site and review/sign.

HOW DOES THE SETTLEMENT AGENT DELIVER THE ESIGN DOCUMENTS TO FINANCE OF AMERICA MORTGAGE?

The copies automatically enter the Simplifile portal and are electronically transferred to Finance of America Mortgage.



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WHAT IF THE BORROWER DOESN'T COMPLETE THE ESIGN PORTION IN ADVANCE OF THEIR CLOSING APPOINTMENT?

It is the agent or notary's responsibility to make sure the borrower has eSigned, by viewing the status in the Simplifile portal. If the borrower does not completely eSign their package before the closing appointment, the borrower can access their eSign email link from Finance of America Mortgage or the agent can access the eSign link from the Simplifile portal.

WHAT IF THE BORROWER WANTS A COPY OR PRINTOUT OF THEIR DOCUMENTS?

Borrowers have the opportunity to download their documents after eSigning is complete.

CAN I PRINT THE ENTIRE HYBRID PACKAGE OUT FOR INK SIGNATURE?

Ideally the borrower would electronically sign the majority of the documents in advance and only ink sign a few remaining documents. However, in the event that the borrower would like to ink sign the entire document package, you may print and use for complete ink signing.

DO YOU HAVE TO ENTER CREDIT CARD INFORMATION WHEN SIGNING UP FOR SIMPLIFILE?

No. Simplifile does not charge for creating an account.

A Simplifile account is required, but it is free of charge. If you have any questions about the Simplifile secure portal, you can contact Simplifile Support directly at 800.460.5657 or implementationsupport@Simplifile.com