

# PHH Mortgage Corporation

# Post-Closing Public Website

# User Guide

Version: 2.0

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# Chapter 1: Introduction

# 1.1 Post Closing Portal

What is the Post Closing Portal?

The Post Closing Portal is the preferred method for sellers to communicate with the PHH Mortgage team, quickly upload documents, view loan details, and more.

# 1.2 Accessing the Portal

How is the Post Closing Portal accessed?

The Post Closing Portal is located at: <u>https://postclosing.phhmortgage.com/login</u>.

For the best experience using the portal, a modern web browser is recommended (e.g., Google® Chrome, Microsoft® Edge, etc.). When choosing any web browser, ensure all appropriate security protocols are followed.

# Chapter 2: Onboarding

## 2.1 Onboarding a Seller

How are Post Closing Portal credentials obtained?

Each seller is allowed one primary account user and multiple additional users. These additional users may be added or changed at any time by the primary account holder.

A primary user must be invited by a PHH Mortgage representative to the portal. Once invited an invitation email is received providing the username (email address) and a temporary password to log in for the first time, which expires after 24 hours. The temporary password is updated at the time of first login and the website redirects to the home page for login with the new password.

PHH MORTGAGE
Welcome to the Post Closing Portal
Hello User's Name, Congratulations! Your request for onbording to Post Closing system is accepted. Below is the link to login to website.
CLICK HERE or Copy paste the below url in Chrome Browser for better experience. https://postclosing.phhmortgage.com/
Username : Useremail@email.com Password : abc123
<ul> <li>The PHH Mortgage team assigned to help you along this journey is made up of dedicated individuals who are committed to keeping you engaged and informed during on-boarding. We will be your partners to process and review all Final Documents.</li> </ul>
Please register to the website and change the One Time password within 24 hours     as this password will expire after that timeframe.
Sincerely, PHH Post Closing Team, PHHCLPost-Funding@phhmortgage.com
Thank you for being part of our mortgage family. We look forward to connecting with you soon.

Onboarding Email Screen

Note: Instructions for a primary user to invite additional users is referenced in the 3.1.1 Onboarding Additional Users section of this document.

# Onboarding a Seller, continued

## 2.1.1 Password Credentials

What are the password requirements?

The new password must contain the following:

- One uppercase letter
- One lowercase letter
- One special character
- One number, and
- A minimum of eight characters

## 2.1.2 Forgot Password

What if the password is forgotten?

To reset the account password, follow the steps below:

1. Click Forgot Password? from the Welcome to PHH Post Closing login page.

Outcome: The Forgot Password page displays.

Welcome to PHH Post Closing Login screen

Welcome to PHH Post Closing First time logging in ? <u>Video guide</u> • Username
Password
I'm not a robot
Login Forgot Password ? <u>Video guide</u> •

- 2. Type the email address.
- 3. Click the reCAPTCHA checkbox.

#### ReCAPTCHA screen



# Onboarding a Seller, continued

- 4. Click Get OTP.
  - Outcome: An eight-digit PIN is sent to the user's email address as a one-time password (OTP). This OTP expires after five minutes.

Get OTP Button

Welcome to PHH Post Closing			
Forgot Password			
Please enter your Email			
l'm not a robot	reCAPTOHA Privaty "Terma		
Get OTP			
Cance	el <u>Video guide</u> 👂		

5. Type the OTP from the email on the Forgot Password page.

**OTP Email** 

Alert:PostClosing OTP Request
Dear User's Name, You have requested to reset password for the Post Closing account on Feb 23,2022
at 22:46 hours. Your One Time Password (OTP) for this request s 12345678. This OTP is valid for 5 minutes. Please use it before it expires to avoid multiple OTP requests.
Beware of frauds. DO NOT share or disclose the OTP with anyone.
Note: Please connect with the PHH Support Team immediately if you have not requested to reset the password.
• The PHH Mortgage team assigned to help you along this journey is made up of dedicated individuals who are committed to keeping you engaged and informed during on-boarding. We will be your partners to process and review all Final Documents.
Sincerely, PHH Post Closing Team, PHHCLPost-Funding@phhmortgage.com

# Onboarding a Seller, continued

### Forgot Password OTP Screen



- 6. Click Submit.
  - Outcome: A pop-up window confirms the password reset has been completed successfully. A password reset email is sent to the email address containing a temporary password, which expires after 24 hours.

Submit OTP Button



## Onboarding a Seller, continued

#### Password Reset Confirmation Pop-Up



Password Reset Email

## **Post Closing : Password Reset**

Hello User's Name,

Congratulations! Your password has been reset successfully and a One Time password is provided below to login. After first login you have to change the password and login again to continue.

Below is the link to login using the One Time password.

#### CLICK HERE

or

Copy paste the below url in Chrome Browser for better experience. https://postclosing.phhmortgage.com/

Username : useremail@email.com

Password : abc123

• The PHH Mortgage team assigned to help you along this journey is made up of dedicated individuals who are committed to keeping you engaged and informed during on-boarding. We will be your partners to process and review all Final Documents.

• Please register on the website and change your One Time password within 24 hours as this password will expire after that timeframe.

# Onboarding a Seller, continued

7. Type the username and temporary password into the Welcome to PHH Post Closing login page.

Welcome to PHH Post Closing Login Screen

	Welcome to PHH Post Closing
	Username
	Password
	I'm not a robot
_	Login Forgot Password ?

8. Select the reCAPTCHA checkbox.

#### reCAPTCHA Checkbox

	-
I'm not a rabat	12
I'm not a robot	
	NECAPTCHA

9. Click Login.

Outcome: The Change Your Password page displays.

Change Your Password Screen

Current Password		
New Password		
Confirm Password		

- 10. Type the temporary password into the Current Password field, then create a new password.
  - Note: View the password requirements in the 2.1.2 Password Credentials section of this document.
- 11. Click Submit.

# Onboarding a Seller, continued

Outcome: A pop-up window displays confirming the password was changed. The website is redirected to the Welcome to PHH Post Closing login page.

Change Your Password Confirmation



12. Log in with the new password.

# Chapter 3: Profile Options

## 3.1 Profile Options

What are the different profile types in the Post Closing Portal?

The Post Closing Portal has two profile types:

- The primary user is invited by PHH Mortgage and has the permissions to add any number of additional users to the portal
- The additional users do not have permissions to invite any users to the portal

Both profile types display the details for the user and the PHH Representative in the Contact Details page.

CRefresh + Add New			
Name	Email	Phone	Title
demoselleruser1	demoselleruser1@test.com	+1 (232) 342-3423	PC
demoselleruser2	demoselleruser2@test.com	+1 (123) 234-2342	PC

## 3.1.1 Onboarding Additional Users

Additional users are maintained by the primary user.

To onboard additional users to the Post Closing Portal, follow the steps below:

1. Click the name in the top-right corner of the screen.

## Profile Options screen



# Profile Options, continued

2. Click My Profile > Manage Users

My Profile Option



Outcome: The Users page displays.

C Refresh + Add New			
Name	Email	Phone	Title
demoselleruser1	demoselleruser1@test.com	+1 (232) 342-3423	PC
demoselleruser2	demoselleruser2@test.com	+1 (123) 234-2342	PC

Users Details Screen

3. Click the +Add New button.

New User section

Provide the details for new user and assign the products form checkbox and click on Add User button

New User       Email         Name       Email         Phone       Title         Channels Access       Image: Channel access         FNM SMP - K0001       Image: Channel access         Image: Channel access       Image: Channel access	anage Users	Video guide 오
New User       Email         Name       Email         Phone       International (International (Internati (International (Internati (International (Int		
Name     Email       Phone     Title       Phone     Title       Channels Access     Image: Channel access       Image: Enable Channel access     Image: Enable Channel access	/ User	
Name     Email       Image: Second sec		
Phone Title   Channels Access Enable Channel access   Image: Image of this Channel Image of this Channel	18	Email
Phone Title   Channels Access		
Phone     Title       Channels Access		
Channels Access FNM SMP - K0001 D Enable Channel access Make as Primary for this Channel	ne	Title
Channels Access FNM SMP - K0001 D Enable Channel access Make as Primary for this Channel		
FNM SMP - K0001         □ Enable Channel access         □ Make as Primary for this Channel	nnels Arress	
FNM SMP - K0001         Enable Channel access         Make as Primary for this Channel		
Enable Channel access     Make as Primary for this Channel	NM SMP - K0001	
Make as Primary for this Channel	] Enable Channel access	
	Make as Primary for this Channel	
Co issue - K0002	o issue - K0002	
Enable Channel access	Enable Channel access	
Make as Primary for this Channel	Make as Primary for this Channel	

Outcome: New User screen will populate, and seller can provide the new user details contact and assign the channels available.

4. Click Add User.

	Add Use	r Button
	Add User	Cancel
Profile	Options, continued	
(	Outcome: Blank fields display to enter th	ne user's data.
	Contact Infor	mation Fields
	New User	
	Name	Email
	Phone	Title

- 5. Type the user's name in the Name field.
- 6. Type the user's phone number in Phone Number field.
- 7. Type the user's email address in the Email ID and Title field.

Note: This email address is used as the username during the registration process.

Post-Closing Portal User Guide Version: 2.0 Publication Date: 08/24/2022 8. Click Add User. Add User Button Add User Cancel Outcome: A message displays confirming contact details have been updated successfully. Additionally, an Invite button displays on the section. 9. Click Invite. **Invite Button** A Invite User C Refresh + Add New Manua Profile Options, continued Outcome: An Edit and Delete button display in the section along with the user's details. The primary user may edit or delete this information at any time. Additional Contact Information C Refresh + Add New A Invite User / Edit 🗊 Delete Name Email demoselleruser1 demoselleruser1@test.com demoselleruser2 demoselleruser2@test.com demoselleruser3 demoselleruser3@test.com

## 3.1.2 Change Password

Users may change the account password at any time while logged in. If the password is forgotten, refer to the 2.1.2 Forgot Password section of this document.

1. From the My Profile page, click the Change Password tab.

Change Password Tab



Outcome: The Change Password page displays.

Change Password Page

Contact Details Chang	e Password
	Change Password
$\sum$	New Password
Contraction	Confirm Password
	Submit Reset

- 2. Type the current password into the Current Password field.
- 3. Type a new password in the New Password field, then enter it again in the Confirm Password field.

# Profile Options, continued

4. Click Submit.

Submit Button



Outcome: A pop-up window displays confirming the password change was successful. An email is sent notifying the user of the password change.

Confirmation Message



# Chapter 4: Dashboard Overview

## 4.1 Dashboard Introduction

This section provides a brief overview of the dashboard, or the main landing page.

All channels metadata will be displayed to this dashboard, Seller may have multiple product associated and a brief will be displayed here.

Dashboard					
Welcome Demoselleruser					
All your channels information are be	low. Select to res	ume or view details.			
FNM SMP -K0001		Co issue -K0002		GNMA Pit -K0003	
# of Loans in Review	20	# of Loans in Review	16	# of Loans in Review	8
# of Loans in	0	# of Loans in	0	# of Loans in	0
Exception		Exception		Exception	
# of Loans	2	# of Loans	1	# of Loans	2
Completed		Completed		Completed	
1	Resume		Resume		Resume
-					

Seller can click on any of the programs to resume the work. Once Resume is selected all loans in the account display on this dashboard and each of these loans can be accessed to view its details.

Post Closing Seller Portal Loan Dashboard

Dashboard						<u>Video guide</u> 💿
Welcome User's Name All your applications and In-Progress Histo	, d requests are below. Sele ory	ect to resume or view deta	sils.			
Total No of loars : 3 🛃	Download				🗢 Last Refr	eshed:03/16/2022 06:32:06 PM (PDT)
PHH Loan #	Seller Loan #	Loan Purpose T	Loan Type 🛛 🝸	Applicant T	Loan Amount	Status T
XXXXXXXXX	x00000000x	Refinance/Equity Takeout	Conventional RES Without PMI	Applicant Name	\$360,000.00	In Exception
<u>xxxxxxxxx</u>	xxxxxxxxxx	Refinance/Equity Takeout	Conventional RES Without PMI	Applicant Name	\$123,000.00	In Review
<u>xxxxxxxxxx</u>	X00000000X	Refinance/No Cash Out	Conventional RES Without PMI	Applicant Name	\$63,000.00	In Review
«		Page 1	of 1 Sho	w 20 🗸		»

Loans are separated by two distinct tabs:

- In-Progress displays all loans that are currently incomplete
- History displays all completed loans

### In-Progress and History Tabs

Dashboard						
Welcome User's	Name,					
In-Progress	Histo	ry	w. Select t	o resume or vi	ew det	ails.
Total No of loans	2	Download				
PHH Loan #	T	Seller Loan #	TI	an Purpose	T	Loan Type

If needed, the loans displayed on the dashboard can be downloaded to a spreadsheet. Simply click the Download button to export the data.

Download Button



Note: The results on the spreadsheet correlate with the loans currently displayed. For example, if the History tab is currently displayed, a report for all completed loans is downloaded.

# Dashboard Introduction, continued

Most of the columns displayed on the dashboard are filterable.

**Dashboard Filters** 

In-Progress	Histo	ŋ										
Total No of loans : 3	\$1	ownload								😂 Last Refr	eshed:03/16/2022 06:32:06 PM	(PDT)
PHH Loan #	٣	Seller Loan #	٣	Loan Purpose	٣	Loan Type	٣	Applicant	٣	Loan Amount	Status	τ
XXXXXXXXXX		X0000000X		Refinance/Equity Ta	keout	Conventional RES Without PMI		Applicant Nam	e	\$360,000.00	In Exception	

Refer to the table below for more information on each column:

Column Name	Description	Filterable?
PHH Loan #	This is the number assigned to the loan based on our internal database. The PHH loan number is hyperlinked and can be clicked to view more details.	Yes
Seller Loan #	This is the number most customers have access to and is generally the external number used.	Yes
Loan Purpose	This column indicates the purpose for the loan (e.g., purchase, refinance, etc.).	Yes

Loan Type	This column quickly identifies the loan type (e.g., FHA Residential, Conventional, etc.).	Yes
Applicant	The applicant's name is displayed as another quick loan identifier.	Yes
Loan Amount	The total loan amount displays here.	No
Status	And finally, the loan's status is displayed (e.g., In Review, In Exception, etc.).	Yes

## 4.1.1 Filtering the Dashboard

To filter a column on the dashboard, click the filter icon.

	Filte	er Icon
In-Progress	Histo	Ŋ
Total No of loans : 3	<b>±</b> 0	ownload
PHH Loan #	۳	Seller Loan # 🛛 🕇

# Dashboard Introduction, continued

Outcome: The Filter overlay displays on the dashboard.

Filter Overlay



Enter either full or partial search criteria in the blank field, then click Apply to display the results.

Apply Button



Note: If filtering the Status column, select the applicable status from the drop-down menu.

### **Status Filter Options**

ilter "Status"	
All	\$
All	
In Review	
In Exception	3
New	

Outcome: The filter icon turns red and a Clear All Filters button displays. The loans are now filtered.

**Clear All Filters Button** 

In-Progress	History	
Total No of loans :	3 🕹 Download	Clear All Filters
PHH Loan #	T Seller Loan #	Loan Purpose

To remove the filters, click the Clear All Filters button.

# 4.2 Loan Details

How are the details of a loan accessed?

To access a loan's details, click the hyperlinked loan number in the PHH Loan # column.

PHH Loan # Link

In-Progress Histo	rγ		
Total No of loans : 3 📥 🕻	Download		
PHH Loan #	Seller Loan #	Loan Purpose 🛛 🔻	Loan 1
<u>xxxxxxxxx</u>	XXXXXXXXXXX	Refinance/Equity Takeout	Conver Withou
<u>xxxxxxxxx</u>	XXXXXXXXXXX	Refinance/Equity Takeout	Conver Withou

Outcome: The Loan Details page displays.

### Loan Details Page

an Details Documents	Conversation	
Phh Loan # XXXXXXXX	Loan # XXXXXXXX	Applicant Applicant Name
Loan Amount \$360,000.00	Loan Type CONVENTIONAL RES WITHOUT PMI	Loan Purpose REFINANCE/EQUITY TAKEOUT
Loan Status		

The Loan Details page displays the following loan information:

- Loan number
- PHH loan number
- Loan amount
- Loan status
- Loan type
- Loan purpose
- Applicant name

## 4.3 Loan Documents

How are loan documents uploaded and housed?

The Documents tab allows users to upload loan-specific documentation.

Documents Tab



There are four expandable sections where documents can be uploaded:

- Assignment of Mortgage
- Recorded Mortgage
- Final Title Policy
- Miscellaneous Documents

Document Tabs

<ul> <li>Can be any valid name</li> <li>Sample file name format: sample.tif or sample.pdf</li> </ul>	
Assignment of Mortgage ' 🛊 New	>
Recorded Mortgage  In Exception	>
Final Title Policy Q In Review	>
Miscellaneous Documents	>

A status displays on each expandable loan section.

Status Indicator	
Assignment of Mortgage 🔹 New	>

This status updates dynamically as documents are uploaded to the loan.

## Loan Documents, continued

Refer to the table below for more information on the statuses:

Status Name	Description
New	No documents have been uploaded yet.
In Review	Uploaded documents are currently in review with the PHH Mortgage representative.
In Exception	An issue has been identified and must be addressed to continue.

## 4.3.1 Uploading a Document

To upload a loan document, follow the steps below:

- 1. Review the upload instructions to ensure the file is formatted correctly:
  - File should be a valid TIF or PDF.
  - Size of the file should be less than or equal to 20MB.
  - o Can be any valid name there are no naming requirements.

Document Formatting Guidelines



2. Click the applicable section to expand it.

#### **Expanded Section**

Instructions:	
<ul> <li>File should be a valid TIF or PDF.</li> <li>Size of the file should be less than or equal to 20MB.</li> <li>Can be any valid name Sample file name format: sample.tif or sample.pdf</li> </ul>	
Assignment of Mortgage Q in Review	^
Add New	

## Loan Documents, continued

3. Click the Add New button.

#### Add New Button

Assignment of Mortgage Q. In Review	^
Add New	

4. Enter any additional details into the Comments field – this comment helps the PHH Mortgage representative.

Comments	
100 characters left	

Comment Field

5. Either drag and drop the file into the designated area or click the Browse button to select a file from the desktop.

Assignment of Mortgage Q. In Review	^
Comments	
100 characters left	
Drag 'n' drop a PDF/TIFF file here or	
Click browse to select files Browse	
Upload Cancel	

File Upload Section

6. Click the Upload button.

Upload Button



## Loan Documents, continued

Outcome: A confirmation message displays when the file has been uploaded successfully. The file now displays in the corresponding section.

Confirmation Message

File uploaded successfully				
				Document Name

## 4.3.2 Viewing Existing Documents

Uploaded documents can be viewed at any time by expanding the applicable section.

## Example of an Uploaded Document



The following document details display:

- The document's name
- The date the document was uploaded
- The comments entered at the time of the upload
- The document's status

Additionally, the Action column allows the user to download the document by clicking the Download button.

# 4.4 Loan Conversations

How are messages sent to PHH?

The Conversations tab is for loan-specific communications with a PHH Mortgage representative.

**Conversation Tab** 



Note: General inquires that are not loan-specific can be submitted using the Global Conversations feature. Refer to the 6.1 Global Conversations section of this document for more information.

## 4.4.1 Creating a Conversation

To create a conversation, follow the steps below:

7. Click the New Conversation button.

New Conversation Button

# / XXXXXXXXX / Conv	tion
Loan Details Docume	Conversation
Loan Specific Conve	tions 🗧 🕂 Last Refreshed:03/04/2022 06:20:27 PM (PST)
	No conversations yet

# Loan Conversations, continued

Outcome: The Create New Loan Conversation page displays.

Create New Loan Conversation Screen

Loan Details	Documents	Conversation Create	New Loan Conversation	
	Subj	iect		
	New	Comment		

8. Type the general overview of the message in the Subject field.

Subject Field

Subject		
New Comment		

9. Type the message to the PHH representative in the New Comment field.

New Comment

Create	New Loan Conversation
Subject	
New Comment	
	<i>k</i>
Save Cancel	

10. Click Save.

Save Button



## Loan Conversations, continued

Outcome: A pop-up window confirms the conversation log has been created successfully.

Confirmation Message



The new conversation displays on the Loan Specific Conversations page.

MORTGAGE			
# / XXXXXXXX / Conversation			
Loan Details Documents Conversation			
Loan Specific Conversations	С	+	Last Refresh
Sender's Name 02/25/22 11: Hello!		56:17 PM (PST)	

## **Existing Conversation**

## 4.4.2 Replying to a Conversation

To reply to a conversation, follow the steps below:

11. On the Loan Specific Conversations page, select a conversation to reply to.

MORTGAGE MORTGAGE / XXXXXXXXX / Conversation Loan Details Documents Conversation Loan Specific Conversations C + Lost Refresh Sender's Name Hello!

**Existing Conversation** 

## Loan Conversations, continued

Outcome: The contents of the conversation display to the right of the page.

**Conversation Details** 



12. Click the Add Comments button.

#### Add Comments Button



13. Type the message to the PHH representative in the New Comment field.

#### New Comment Field

New Comment	
	11
Add Comment Cancel	

# Loan Conversations, continued

14. Click Add Comment.

#### Add Comment Button

New Comment	
	/
Add Comment Cancel	

Outcome: The new comment is added to the conversation.

New Comment

Add Comments	
a few seconds ago - ( 04/08/2022 11:16:45 PM (PDT) ) = New comment	
19 minutes ago - ( 04/08/2022 10:58:15 PM (PDT) ) -	
Original comment	

# Chapter 5: Bulk Upload

# 5.1 Bulk Upload

Can documents for multiple loans be uploaded simultaneously to the Post Closing Portal?

The Bulk Upload feature is designed to upload multiple loan documents at once, instead of only a few loan-specific documents, as mentioned in section 4.3 Loan Documents of this document.

To complete a bulk upload, follow the steps below:

1. Click the Bulk Upoad button in the top-right corner of the screen.

Bulk Upload Button



Outcome: The Bulk Upload page displays.

Bulk Upload Screen

PHH MORTGAGE	ũ	ò 🤋	\varTheta User's Name 👻		
🖀 / Bulk Upload					
+ Add New File	Show uploads on	: La:	st 30 days 🗢		
Upload History (Last 30 Days	;) 🕃 Last Refreshed: 02/28/2022 09:42:0	0 PM (	CST)		
File Name	Uploaded On		Status		
	No files uploaded yet				

2. Click the +Add New File button.

+Add New File Button

PHH MORTGAGE	
🖶 / Bulk Upload	
+ Add New File	
Upload History (Last 30 Days)	C Last Refreshed.
File Name	Uploa

# Bulk Upload, continued

Outcome: The Upload Zip File page displays.

Upload Zip File Screen

Select Documen	t Type: *	
All		`
The uploading fi	ile must:	
• Be valid Zi	p Archive (*.zip)	
Be under 2	200MB	
<ul> <li>Can be any</li> </ul>	y valid name	
Sample file n	ame format: sample.zip	
Files inside the Z	Zip should follow below naming convention:	
Must be P	DF or TIF(F) file	
• Format of	the file name is {PHH/Seller LoanNumber}_{Ch	neckList
Code}_{opt	tionalSuffix}.pdf.	
<ul> <li>List of avair</li> </ul>	lable CheckList Codes	
<ul> <li>Assig</li> </ul>	nmentofMortgage = AOM	
<ul> <li>Reco</li> </ul>	rdedMortgage = RM	
<ul> <li>Final</li> </ul>	TitlePolicy = FT	
Sample Docu	ment name format: 7240008651_RM.pdf or 724000865	1_RM_Sample.pdf
	Drag 'n' drop a <b>ZIP file</b> here	
	Or Click Browse to select files	
	Click browse to select files	
	Browse	

3. Click the Select Document Type dropdown, then choose the applicable document type.



Upload Zip File	
Select Document Type: *	
	~
All	
Assignment of Mortgage	
Recorded Mortgage	
Final Title Policy Can be any valid name	
Sample file name format: sample.zip	



# Bulk Upload, continued

4. Drag and drop the zip file into the designated box or click the Browse option to select the zip file from a local file location.

File Upload Area



5. Click Upload.

Upload Button



Outcome: A confirmation message displays notifying the user the file is being processed.

Confirmation Message

Upload Zip File
File is uploaded and server is processing the contents. Please check the Upload History page to see the status.

# Bulk Upload, continued

## 5.1.1 File Upload Requirements

Specific requirements must be met when uploading files using the Bulk Upload feature.

Bulk Upload Requirements

Selec	.t Document Type: *
All	~
The u	uploading file must:
٠	Be valid Zip Archive (*.zip)
٠	Be under 200MB
۰	Can be any valid name
	Sample file name format: sample.zip
Files	inside the Zip should follow below naming convention:
•	Must be <b>PDF</b> or <b>TIF(F)</b> file
۰	Format of the file name is {PHH/Seller LoanNumber}_{CheckList
	Code}_{optionalSuffix}.pdf.
	List of available CheckList Codes
	<ul> <li>AssignmentofMortgage = AOM</li> </ul>
	<ul> <li>RecordedMortgage = RM</li> </ul>
	<ul> <li>FinalTitlePolicy = FT</li> </ul>
	Sample Document name format: 7240008651_RM.pdf or 7240008651_RM_Sample.pdf

When uploading a zip file, the file must meet the following requirements:

- Be a valid zip archive (\*.zip),
- Be under 200 MB, and
- Be any valid name (example.zip)
  - o No specific naming convention for the zip file itself

The files within the zip file must follow specific naming conventions and requirements listed below when selecting All as document type dropdown:

- Must be a PDF or TIF(F) file
- Format of the file name is loan number\_checklist code\_optional suffix.pdf
  - o Example: 11111111\_AOM\_sample.pdf
- Available checklist codes:
  - o Assignment of Mortgage (AOM)
  - o Recorded Mortgage (RM)
  - o Final Title Policy (FT)

## Bulk Upload, continued

The files within the zip file must follow specific naming conventions and requirements listed below when selecting one of the document types (not all) in the drop-down:

- Must be a PDF or TIF(F) file
- Format of the file name is loan number\_optional suffix.pdf
  - o Examples: 111111111\_sample.pdf OR 111111111.pdf

## 5.1.2 Bulk Upload History

After a zip file is uploaded, it displays on the Upload History page.

## Upload History Screen

+ Add	d New File			Show uploads on : Last 30 days
Uple	oad Hist	ory (Last 30 Days) 🕫 Last Refreshed: 02/11/2022	02:36:57 PM (EST)	
		File Name	Uploaded On	Status
>	-0	New folder.zip	02/11/22 02:36:53 PM (EST)	Completed

The last 30 days filter is set by default but may be edited by selecting a different option in the Show uploads on: drop-down.

This may be filtered to 30-, 60-, 90- days, or a custom date range.

Drop-down Menu

<u> </u>	😔 User's Name 🕶	
ads on :	Last 30 days 🗢	1
):33:45 P	Last 30 days Last 60 days Last 90 days Custom Date Range	
	Status	

Errors that occurred during the bulk upload display when the arrow is clicked next to the applicable zip file. The reason for the error is displayed in the Status column.

Upload History (Last 30 Days) 😰 Last Refreshed: 02/11/2022 02:36:57 PM (EST)					
		File Name	Uploaded On	Status	
~	-0	New folder.zip	02/11/22 02:36:53 PM (EST)	Completed	
	×.	xyxyxyx.pdf	02/11/22 02:36:53 PM (EST)	Fail: FileName format is not correct	

Note: PHH Mortgage is not notified if there is an error with the upload. Any failed documents must be re-uploaded.

# Chapter 6: Global Conversations

# 6.1 Creating a Global Conversation

How are non-loan-specific messages sent to PHH?

The Global Conversation feature is used to send non-loan-specific messages to a PHH Mortgage representative. For loan-specific conversations, refer to the 4.4 Loan Conversations section of this document.

To create a global conversation, follow the steps below:

1. Click the Global Conversation button in the top-right corner of the screen.

**Global Conversation Button** 



Outcome: The Global Conversations page displays.

Global Conversation Screen



2. Click the New Conversation Log button.

New Conversation Log Button



Outcome: The Create New Global Conversation page displays.

Create New Global Conversation Screen

	Create New Global Conversation
Subject	
New Co	mment
Save	Cancel

# Creating a Global Conversation, continued

3. Type the general overview of the message in the Subject field.

Subject Field

	Create Ne	w Globa	Conver	sation	
Subject					
New Corre					
New Com	nent				
	_				h
Save C	ancel				

4. Type the message to the PHH representative in the New Comment field.

## New Comment Field

Create New Global Conversa	tion
Subject	
New Comment	
Save Cancel	

5. Click Save.

Save Button



Outcome: A pop-up window displays confirming the conversation has been created successfully.



# 6.2 Viewing and Replying to Global Conversations

Are previous global conversations still available?

The global conversations may be viewed and replied to at any time and are displayed on the Global Conversations page immediately after they are created.

To view an existing global conversation, simply visit the Global Conversations page, then select the applicable conversation. The message displays to the right of the page.

Existing Global Conversation

👫 / Global Conversations		
Global Conversations 😌 🕇 Loss Refreshed 02/26/2022 12:	01.36 AM (PST)	
O Sender's Name     02/25/22 11:56:17 PM (PST)     Helio!	Name : Sender's Name sendersemail@email.com Sent on : February 23rd 2022, 12:06:58 PM (PST)	
	Add Comments	
	13 hours ago - (02/25/2022 11:56:17PM (P57)- sendersemail@email.com I have a general question. Can you call me?	

To reply to a global conversation, follow the steps below:

1. Click the Add Comments button on the applicable conversation.

## Add Comment Button



## Outcome: The New Comment field displays.

## New Comment Field

	Name : Sender's Name sendersemail@email.com Sent on : February 23rd 2022, 12:06:58 PM (PST)
Nev	Comment
Ad	Comment Cancel

# Viewing and Replying to Global Conversations, continued

- 2. Type your comment in the New Comment field.
- 3. Click Add Comment.

### Add Comment Button

Name : Sender's Name Sendersemail@email.com Sent on : February 23rd 2022, 12:06:58 PM (PST)	
New Comment	
Add Comment Cancel	email@email.com
I have a general question. Can you call me?	enaneenan.com

Outcome: A message displays confirming the comment has been successfully added to the Global Conversation log.

#### Confirmation Message

