

Portfolio Management Information System (PMIS)

Massachusetts Housing Partnership (MHP) (www.mhp.net)

Massachusetts Housing Partnership (MHP) is a statewide public non-profit affordable housing organization. MHP works in concert with the Governor and Department of Housing and Community Development (Mass-DHCD) to help increase the supply of affordable housing in Massachusetts. MHP offers long-term, fixed-rate permanent financing programs to help stabilize rental properties and rebuild neighborhoods. The Portfolio Management Information System (PMIS) developed by Stellar is used for management of MHP's loan portfolio. Some critical components of the application are:

1. Integration with Other Application

PMIS integrates with other Loan Servicing application (Real Synergy) seamlessly in order to bring up to date servicing data information from the Loan Servicing software.

2. Dashboard Features

PMIS is equipped with dashboard feature to facilitate staff to review the portfolio status and individual loan and customizable pending task details from one central place.

3. Work Flow Management

PMIS provides the ability to configure the Work Flow of PMIS users. This function allows user to select a specific activity to be escalated to an approval task for selected staff.

4. Tasks and Activities

System allows creation of automated and manual tasks and activities based on events. All activities are recorded by system for future audit. The system maintains an audit trail of all activities (including Save, Add, Delete, Log In activities).

5. Project / Loans

This loan details screen contains all loan related data. Data maintained in Loan Servicing software are integrated with PMIS to view real time data.

6. Financial Statement

Financial statements from borrowers are received periodically and stored in PMIS.

7. Site Inspection

Site inspection data such as Exterior, Interior, Unit Condition and including narrative, Maps or Photos are part of the system.

8. Credit Rating

The credit rating of each loan is maintained in the system. All cash flows shown here are derived from financial statements.

9. Role Based Security

Each user is assigned a role with specific rights such as View, Add, Delete, Approve and Log In.

10. Automated Notice Generation for Borrowers

Reporting Schedule for borrowers to MHP is built into the system. The automated Notice Generation Facility allows MHP users to create and send Notices for compliance of Reporting Schedule directly from the system. Notices are generated with previously defined template. However the notification can be customized. PDF attachments are created before sending the emails. Borrowers are thus notified by emails and access their own dashboard to review and respond to the notices.

11. Borrower Access

Borrowers are allowed to securely log in the PMIS application. Borrowers on a predetermined basis send documents to MHP per loan covenants. These are Financial Statements, Rent Rolls and other documents.

A complete upload facility is provided to the borrowers in the Borrowers Dashboard page for uploading any type of documents. PMIS has the capability to view, review and accept or reject any uploaded file and provide email and dashboard notification to borrower. All uploaded documents are stored in database for easy retrieval and review. This interaction will greatly reduce paper based activities and increase productivity and accountability.

13. Development Platform

Microsoft Dot.Net based Web application.

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