

Announcing EDR's New Portfolio Monitoring Risk Analysis

Portfolio Monitoring Risk Analysis

EDR is excited to announce a new portfolio monitoring service to help lenders better comply with regulatory requirements and internal policies. With the FDIC, OCC (see back page) and others requiring monitoring of collateral throughout the life of a loan, EDR has created the Portfolio Monitoring Risk Analysis. This comprehensive risk report identifies changes in property conditions, and provides a rating analysis to help evaluate the associated risk.

Take the guesswork out of analyzing results!

While our traditional collateral monitoring report provides alerts when changes in property conditions occur, many lenders find it difficult to interpret the results. To address this challenge, we've developed an algorithm that now rates each change in condition as low or elevated risk. The risk analysis is delivered directly back to your EDR Lender Portal dashboard.

Risk ratings are displayed as either "elevated" or "low" risk.

Click the monitoring icon to get your risk analysis.

Cabinet Name	Application Number	Loan Number	Name	Address	City	State	Zip	Alert?	Alert Risk Rating
53 Commercial Loans	53			45 Main Street	Woburn	MA	01801	No	Low
Additional Cab	test	test		800 W. Cummings Park	Woburn	MA	01801	No	Low
Chase Cabinet	6675309	6675309	Chase	3 Park Plaza	Irvine	CA	92614	No	Low
DMGT T+5 Conference	DMGT	T+5	The Phoenixian	6000 East Camelback Road	Scottsdale	AZ	85251	No	Low
DMGT Board Presentation	DMGT	DMGT	Trepp Office	477 Madison Ave	New York	NY	10022	No	Low
prod monitoring test	test 0015.2	test 0015.2		6 Rogers Rd	Lexington	MA	02420	No	Low
prod monitoring test	prod 5	prod 5		206 Summer St	Newton	MA	02459	No	Low
prod monitoring test		rtb test		800 W. Cummings Park	Woburn	MA	01801	No	Low
prod monitoring test	zipreq	zipreq	zipreq	800 W. Cummings Park	Woburn	MA	01801	Yes	Elevated
prod monitoring test	test 0015	test 0015		12 Harding Ave	Waltham	MA	02453	No	Low
prod monitoring test	resnomon	resnomon		12 Harding Ave	Waltham	MA	02453	No	Low
prod monitoring test	prod 3	prod 3		803 W. Cummings Park	Woburn	MA	01801	Yes	Elevated
prod monitoring test	test 0015.3	test 0015.3		800 W. Cummings Park	Woburn	MA	01801	No	Low



Want more information on the EDR Lender Portal?
Go to edrnet.com/lender or call 800-352-0050.

Comply with OCC and FDIC Guidelines!

OCC Issues Updated Commercial Real Estate Lending Handbook

On August 20, 2013 The Office of the Comptroller of the Currency (OCC) issued the "Commercial Real Estate Lending" booklet of the *Comptroller's Handbook* to replace the OCC's "Commercial Real Estate and Construction Lending" booklet issued in 1995. The new Handbook provides updated guidance on managing environmental risk, including the section shown below addressing the monitoring of collateral over the life of the loan.

- provide guidelines that the lending staff should follow for monitoring potential environmental concerns for the duration of loans held in the bank's loan portfolio. These guidelines should focus on changes in business activities that might result in an increased risk of environmental contamination associated with the property, thus adversely affecting the value of the collateral.

Comptroller's Handbook

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Commercial Real Estate Lending

FDIC FIL-98-2006

Below, FDIC's FIL-98-2006 emphasizes the importance of monitoring your collateral over the life of the loan.

Monitoring

The environmental risk assessment should continue during the life of the loan by monitoring the borrower and the real property collateral for potential environmental concerns. The institution should be aware of changes in the business activities of the borrower that result in a significant increased risk of environmental liability associated with the real property collateral. If there is a potential for environmental contamination to adversely affect the value of the collateral, the institution might exercise its rights under the loan to require the borrower to resolve the environmental condition and take those actions that are reasonably necessary to protect the value of the real property.

We're confident you'll find the Portfolio Monitoring Risk Analysis to be an important component of your risk management program. Have questions? Need help deciphering results? Our Customer Care Team is ready to assist you!

800-352-0050

