

Multiple Structure Indicator

An Integral Part of a Comprehensive Flood Compliance Program
for Commercial Lending

See the complete picture.

We understand the complexities associated with commercial properties. CoreLogic® is positioned to help you know when a property contains multiple structures as you work to determine your loan's insurance requirements.

The CoreLogic Multiple Structure Indicator (MSI) is a solution that helps you identify loans secured by properties with more than one structure and then to visualize these structures on the property in relation to the Special Flood Hazard Area. For such properties containing more than one structure, MSI provides information to help determine insurance adequacy, improve the customer experience, and reduce risk.

The Multiple Structure Indicator helps manage flood compliance and risk.

The CoreLogic Multiple Structure Indicator provides advantages for:

- Commercial Loan Originators
- Commercial Loan Servicers
- Compliance Staff
- Escrow and Insurance Personnel

Improved Productivity:

- Provides an overview of structures present to help you move through the origination process more efficiently
- Allows your team to focus on loan processing and servicing while we provide greater insight into property characteristics
- Identifies possible gaps in coverage or compliance in your current portfolio
- Reduces the time and resources spent determining flood insurance needs following a flood map revision

Unmatched Benefits:

- Improve the customer experience by reducing unnecessary valuation or appraisal searches on insignificant detached structures
- Permit insurance and risk teams to focus on collateral valuation in areas of greatest need
- Helps increase loan production and improve accuracy
- Helps improve compliance efforts through an established process, current data, and a reputable vendor

Multiple Structure Indicator (MSI) Frequently Asked Questions

Q How does MSI improve my commercial bank's customer experience?

Closing a commercial loan requires a number of parties fulfilling a number of requirements, sometimes with time pressures as loan closing nears. Insurance requirements are one of the challenges that impact banks, agents, attorneys, and borrowers. MSI helps to identify early on—at the time of the flood determination perhaps well before the appraisal is completed—if the loan is secured by a property with multiple structures. This early notification can improve the insurance procurement process lessening the confusion and pressure on your customer. During the servicing of the loan—when perhaps a current appraisal is not available—MSI provides valuable structure information that can help facilitate flood insurance purchase resulting from a flood map revision, or otherwise.

Q How can MSI help me with a syndicated loan?

We know there are additional complexities and pressures as a member of a syndicate. Whether the arranging bank or a participant, MSI can provide information about a property that can help to support the insurance determinations for the property or properties securing the loan.

Q How will this service affect my order turnaround time?

No impact is expected to the turnaround time of Life of Loan determinations with MSI service. When MSI is delivered with new orders, turnaround time may be affected as manual review will be needed for the MSI analysis, even when it is not for the flood zone determination. Portfolio level project review turnaround times will be agreed upon by the parties prior to the start of a project. CoreLogic continues to leverage its resources to increase efficiencies and drive automation.

Q Can this service tell me the exact number and type of structures on a property?

While only an on-site service such as an appraisal or survey can provide that information with certainty, the MSI service provides an initial reference to which loans are secured by a property with more than one structure. This information coupled with the flood zone determination could increase lender efficiencies related to the analysis of whether a loan may need multiple flood insurance policies or whether a Section 13 exclusion of the mandatory purchase requirement may be appropriate for business-related loans secured by residential properties.

Q Is an Exhibit provided even when there are no structures visible on the aerial?

Yes. An exhibit will be available with each output of MSI service. In the event tree coverage, cloud coverage or poor aerial quality result in an "Unable to Determine (UND)" output, an exhibit with the parcel outline or general area of the property will be provided.

Q Can CoreLogic provide MSI service on a batch of loans?

Yes. Whether you have a portfolio of loans under tracking with another vendor, or a set of loans with existing CoreLogic determinations, we can provide you with MSI service. You will need to provide us with a file containing the properties to be reviewed. These will be reviewed as a project. Work with your CoreLogic account representative to determine what fields should be included in the file as well as expected turnaround times.

Product Output Key

Output on Form & Reporting	Definition
MSI: NO	Single structure
MSI: YES	Two or more structures (e.g office building, detached garage, apartment building)
MSI: UND	Unable to determine due to tree coverage, cloud coverage, poor aerial quality, or no structures

For more information, visit corelogic.com or call 866-774-3282.

Learn more at corelogic.com

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