



Decision Support Selection Tool

Operating Procedures

Introduction

The Decision Support Selection Tool (DSST) was created by the eMortgage Team in collaboration with several industry stakeholders, including lenders and technology solutions providers (TSPs), as a tool to support electronic mortgage submissions to Fannie Mae. The DSST is a scoring selection tool that allows the user to evaluate multiple TSPs and their capabilities in the eMortgage space. Feedback from our customers indicated a need for greater clarity around what capabilities were required when evaluating TSPs. The DSST is intended to assist industry stakeholders in identifying and selecting an appropriate solution for their business.

DSST Format

The DSST resides in an Excel™ workbook to increase user-friendliness and functionality. The spreadsheet includes a detailed (DSST Scorecard) and high-level (Summary Report) questionnaire that scores the TSPs being evaluated.

Here is a description of each respective tab:

Detail List

This detailed questionnaire is broken into seven sections:

- eNote Generation
- eClosing – General/Compliance
- eClosing – Document Execution
- eReporting
- eVaulting
- System Integration
- Training

There are various questions on the Detail List tab that cover all critical aspects of delivering an electronic mortgage to Fannie Mae. We have created data validation tools that allow the user to change the weight of each question and score the results based on a scale we provided.

Weights of Questions

Each question is weighted according to its importance to the user. The weights are assigned in the following categories:

- 1 – High importance
- .5 – Medium importance
- .1 – Low importance



The user changes the weight for each question on the DSST Detail List tab and that weight will apply to all technology solution providers being reviewed. Below is an example of where the user makes changes in weight based on importance.

#	Requirement	Comments	Weight	Vendor 1	Score 10, 5, 2, 0	Weighted Score
eNote Generation						
1	Can the system generate eNotes that are compliant with GSE requirements? (MISMO SMARTDoc format)		1		0	0

Scoring of Questions

Once the user selects the weight for the question, they can select a score for each vendor that responds to the question. The scoring of the questions can be assigned in the following categories:

- 10 – High (Exceeds requirement)
- 5 – Medium (Meets requirement)
- 2 – Low (Does not meet requirement)
- 0 – Not Available (Functionality does not exist)

The user can change the scores using the drop down to select a value. Below is an example of where the user can make this selection.

#	Requirement	Comments	Weight	Vendor 1	Score 10, 5, 2, 0	Weighted Score
eNote Generation						
1	Can the system generate eNotes that are compliant with GSE requirements? (MISMO SMARTDoc format)		1		0	0

The Weighted Score

The Weighted Score column calculates a score based on the selection of the weight and the score. The Detail List tab will allow you to score up to four vendors at a time to provide you with the ability to compare scores across the various questions. The weighted score is calculated according to the following formula:

$$\text{Weight} \times \text{Score} = \text{Weighted Score}$$

#	Requirement	Comments	Weight	Vendor 1	Score 10, 5, 2, 0	Weighted Score
eNote Generation						
1	Can the system generate eNotes that are compliant with GSE requirements? (MISMO SMARTDoc format)		1		10	10



Summary Tab

A summary of each score by category is automatically updated based on the scores provided in the Detail List tab. No data entry is needed for this tab since all relevant data is derived from the Detail List tab. The Summary tab indicates the following:

- The TSP that receives the highest score is denoted by the symbol
- TSPs that place 2nd and 3rd are denoted by the symbol Numerical values associated will indicate rank order.
- The TSP with the lowest overall score is denoted by the symbol

Requirement	Vendor 1	Vendor 2	Vendor 3	Vendor 4
eNote Generation	10	0	0	0
eClosing - General/Compliance	0	0	0	0
eClosing - Document Execution	10	5	2	0
eReporting	0	0	0	0
eVaulting	0	0	0	0
System Integration	0	0	0	0
Training	0	0	0	0
Total Score	20	5	2	0

Please remember this tool was developed to assist the user in their selection of a TSP. There are several other requirements not stated in this tool, such as price, that could determine the selection of a TSP. DSST is not intended to be the only selection mechanism, and lenders should rely on their own efforts to make a final determination.