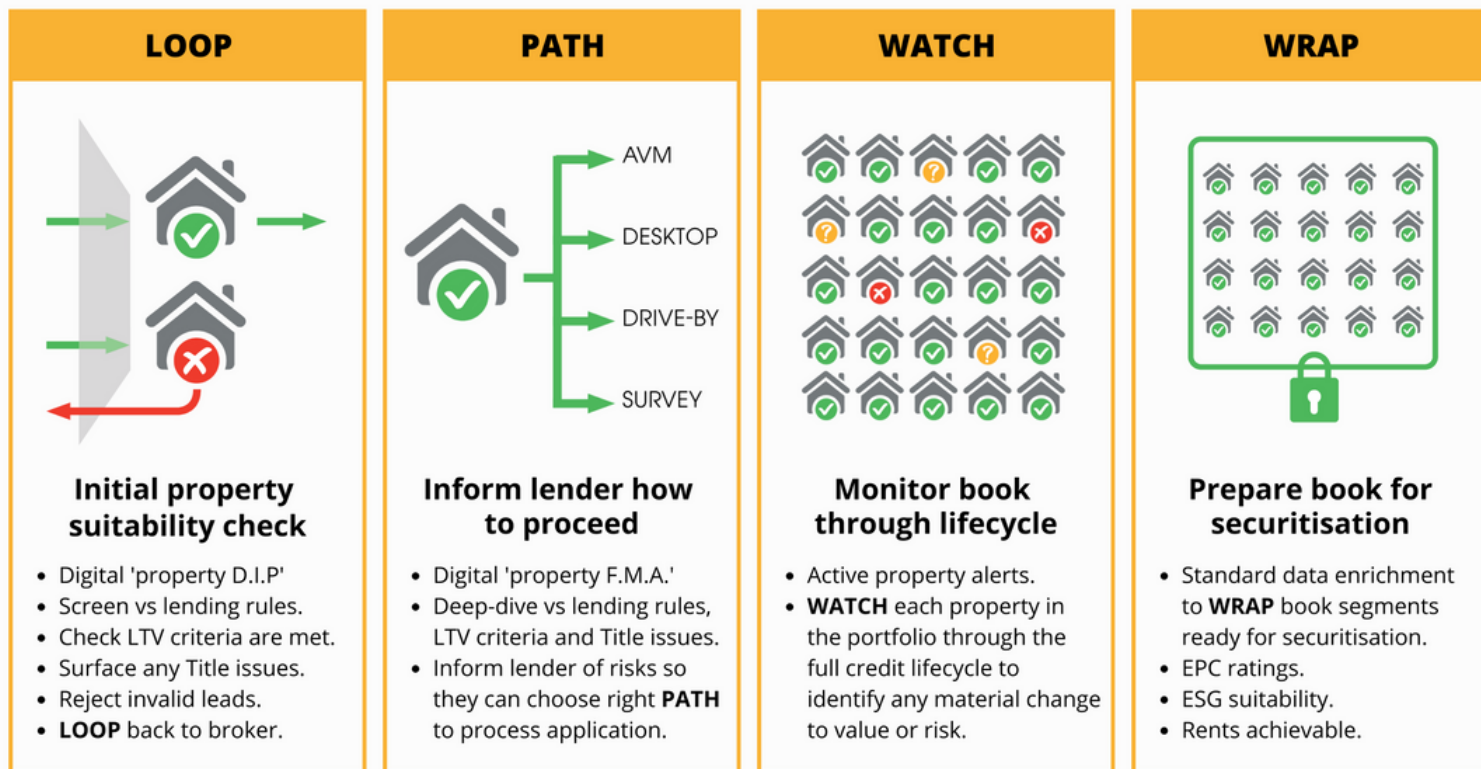


Decisions-as-a-Service for mortgage lenders

The modular, data-driven suite of solutions from WhenFresh, which empowers lenders to make better-informed, faster & less risky decisions through the full mortgage lifecycle.



WhenFresh Decisions-as-a-Service for mortgage lenders revolutionises **residential property risk** assessment and mortgage-decisioning in much the same way that automated consumer credit referencing did for **mortgage applicant risk** assessment many years ago.

WhenFresh is the UK's leading **Property Data Bureau**, instantly and remotely providing all the residential property attribute, risk, peril, environmental, valuation, market, climate, geospatial and title-related data that mortgage lenders need.

By leveraging its vast residential property data assets and expertise, WhenFresh now provides lenders with unprecedented instant insights, to streamline processes from initial mortgage application through the full credit lifecycle to portfolio securitisation, through the 4 complementary modules which form the **Decisions-as-a-Service suite**:

LOOP

Equivalent to a digital 'Property D.I.P.' whereby each new mortgage application is instantly and remotely screened against lending rules, LTV criteria and title issues. Rejected leads 'loop' back to the broker,

PATH

Equivalent to a digital 'Property F.M.A.' this deep-dive triage evaluates the property, valuation and title to assess current/future risk and inform the lender which 'path' to choose, e.g. whether a simple AVM will be sufficient to move to an immediate mortgage offer, or whether a desktop, drive-by or full physical survey are required.

WATCH

Live alerts across the portfolio to flag any issues which may impact each property's value or risk.

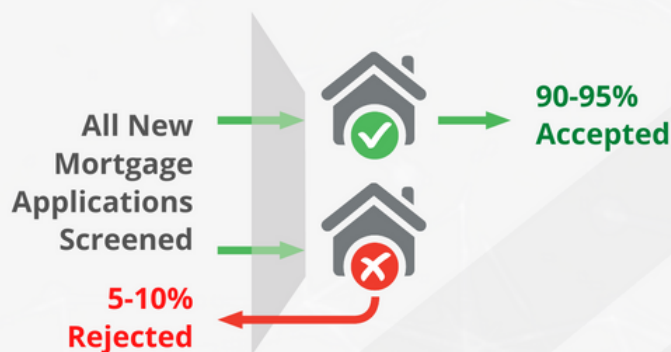
WRAP

Property data enrichment to prepare & segment a mortgage book for optimum securitisation.

LOOP

Instant, remote screening of new mortgage applications against lending rules, LTV criteria and title issues - with rejected leads **looped** back to the broker or applicant.

Initial Property Suitability Check



LOOP enables lenders to instantly check the suitability of each property for which a new mortgage application is received - and is effectively a 'digital D.I.P.' on the property.

Based simply on the address, the requested mortgage amount and proposed deposit, each property is instantly screened against:

- > Lending Rules
- > LTV Criteria
- > Title Deed Issues

Typically, 90-95% pass this initial suitability check, with 5-10% being rejected and 'looped' back to the broker/applicant.

Standard Data Items Checked:

- ✓ Property Type.
- ✓ Number of Bedrooms, Bathrooms etc.
- ✓ Property Extent.
- ✓ When Built.
- ✓ Construction Materials.
- ✓ Roof Type, Slope & Height.
- ✓ Number of Storeys.
- ✓ Height above Sea Level.
- ✓ Proximity to Water.
- ✓ Flood Risk.
- ✓ Subsidence Risk.
- ✓ Current Value and LTV.
- ✓ Climate Change Risk.
- ✓ Title Issues/Covenants.
- ✓ Proximity to Commercial Premises.

The **LOOP** module screens each new mortgage application as it comes in and is used by **Marketing, Customer Acquisition** and **On-Boarding teams**.

LOOP - Key Benefits

- ✓ Early rejection of unsuitable properties.
- ✓ Lender saves time, resource and cost.
- ✓ Focus resource on suitable properties.
- ✓ Better support for brokers.
- ✓ Improved customer service.
- ✓ Simple to test vs existing process.

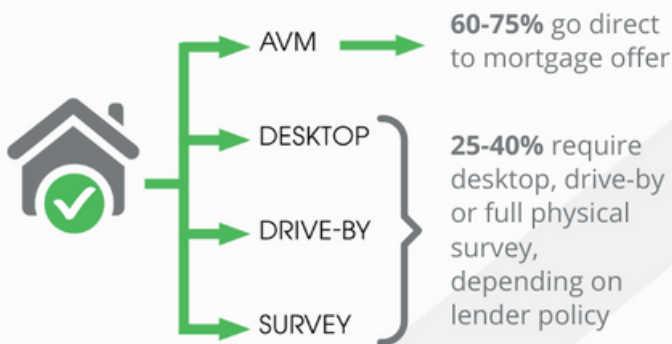
→ LOOP - Easy to Test

To test LOOP - A lender simply provides a recent batch of applications and WhenFresh reports which would have passed/failed, for comparison with the lender's outcomes. Contact us today.

PATH

Immediate, data-driven 'triage' to inform the lender which path to take - AVM only, desktop, drive-by or full physical survey/valuation - prior to making a mortgage offer.

Mortgage Processing Triage



PATH is a full, remote analysis of the property's key attributes & risks, its valuation and Title.

Where the property clearly passes all checks (typically in 60-75% of cases) the lender is informed to go direct to making a mortgage offer, using only an AVM, if required.

Where further property checks are needed (typically in 25-40% of cases), the lender is informed to undertake a desktop, drive-by or full physical survey/valuation.

This 'triage' saves the lender time, money and resource to streamline application processing.

Standard Data Items Checked:

- ✓ Property Type.
- ✓ Number of Bedrooms, Bathrooms etc.
- ✓ Property Extent.
- ✓ When Built.
- ✓ Lease Length.
- ✓ Roof Type, Slope & Height.
- ✓ Number of Storeys.
- ✓ Non-Standard Construction / MMC.
- ✓ Proximity to Water.
- ✓ Flood Risk.
- ✓ Subsidence Risk.
- ✓ Current Value and LTV.
- ✓ Climate Change Risk.
- ✓ Title Issues/Covenants.
- ✓ Proximity to Commercial Premises.

The **PATH** module of the WhenFresh Decisions-as-a-Service suite streamlines mortgage lender application processing and is primarily used by **Underwriting/Risk Teams**.

PATH - Key Benefits

- ✓ Remote triage of mortgage applications.
- ✓ Streamlines processes & avoids wastage.
- ✓ Lender saves time, resource and cost.
- ✓ Faster, less-risky lending decisions.
- ✓ Better, faster outcomes for customers.
- ✓ Simple to test alongside existing process.

→ PATH - Easy to Test

To test **PATH**, WhenFresh creates a **tailormade App (free of charge)** which **reflects any lender's rules and policies, which they can run alongside existing processes for comparison.**
Contact us today.

WATCH

Constant, remote monitoring of each property across a lender's full portfolio through the full credit lifecycle to watch for any material change to value or risk.

Monitor Book Through Lifecycle



The **WATCH** service provides lenders with the means to constantly monitor all or part of their mortgage portfolio through the full credit lifecycle, from the acceptance of the mortgage offer through to securitisation.

The lender simply provides the property addresses to WhenFresh and receives live alerts of any changes to the property or its surroundings which may have a material affect on value or risk. This includes key factors/events such as flood, subsidence, planning, Title and changes to local infrastructure or commercial premises.

Active Property Alerts

- ✓ Change in Property Value.
- ✓ Change in Rental Value.
- ✓ Local Planning Applications.
- ✓ Local Infrastructure Changes.
- ✓ Proximity to Local Commercial Premises.
- ✓ Local Flood Event.
- ✓ Local Subsidence Event.
- ✓ Change to Future Flood Exposure.
- ✓ Change to Future Subsidence Exposure.
- ✓ Change to EPC Rating.
- ✓ Changes in Local Environment.
- ✓ Property Placed on Sale Market.
- ✓ Property Placed on Rental Market.
- ✓ Change in Local Crime Statistics.

The **WATCH** module of the WhenFresh Decisions-as-a-Service suite constantly monitors each property across the full mortgage portfolio and is designed to support the lender's **Risk Team**.

WATCH - Key Benefits

- ✓ Constant, property-level monitoring.
- ✓ Live alerts for changes to value or risk.
- ✓ Monitoring through full credit lifecycle.
- ✓ Timely, actionable insights for risk teams.
- ✓ Aids future securitisation planning.
- ✓ Fast and simple to test.

→ WATCH - Easy to Test

To test WATCH - A lender simply provides the addresses of a segment of their mortgage portfolio and WhenFresh appends past/recent property alerts for lender analysis. Contact us today.

WRAP

Standardised, comprehensive data enrichment of each residential property in a lender's portfolio to prepare the book or segments thereof for optimal securitisation.

Prepare Book For Securitisation



When a lender is preparing to securitise a package of loans, the **WRAP** service provides the means to enrich the portfolio at individual property level with a more comprehensive and better-standardised range of key data variables than ever before.

The portfolio can then be readily segmented, packaged and better-presented to take to the market to achieve optimal securitisation outcomes.

Comprehensive Data Enrichment

- ✓ EPC Ratings.
- ✓ Carbon Consumption at Address.
- ✓ ESG Suitability.
- ✓ Rents Achievable.
- ✓ Rental Index.
- ✓ Freehold / Leasehold.
- ✓ Lease Length.
- ✓ Climate Change Considerations.
- ✓ CAGR - Compound Annual Growth-Rate
- ✓ Property Valuation.
- ✓ Future Flood Exposure.
- ✓ Future Coastline Erosion Exposure.
- ✓ Future Ground Stability Exposure.
- ✓ All above applicable to MUFb.
- ✓ All above applicable to HMO.

The **WRAP** module of the WhenFresh Decisions-as-a-Service suite enriches the portfolio in preparation for securitisation and informs both the buy-side and the lender's **Treasury Team**.

WRAP - Key Benefits

- ✓ Property-level data enrichment.
- ✓ Segmented, well-presented books.
- ✓ Tailored book for optimal securitisation.
- ✓ Quick and simple to test.
- ✓ Fast, flat-file delivery.
- ✓ Zero development/implementation cost.

→ WRAP - Easy to Test

To test WRAP, the lender simply provides a flat file of property addresses from its portfolio to WhenFresh for data enrichment. The enhanced file can then be reviewed and analysed by the lender's Treasury. Contact us today.