

Nexus Program Process Flow

The example given in this process flow is a home sale purchase. Depending on the deal, certain items will change (i.e. refinance, etc).

1. Nexus agent receives a contract for a home sale purchase.
2. Nexus agent searches the property and sends to Entrust.
3. Entrust reviews the search and puts it in to commitment form.
4. Nexus agent cures title problems if applicable.
5. Entrust secures CPL (ICSL) from underwriter.
6. Nexus agent sends Entrust the lender approved HUD, closing instructions, balance sheet and payoff statement.
7. Nexus agent prepares closing documents.
8. Lender sends funds to Entrust escrow account.
9. Entrust verifies deposit and file must equal a zero balance before disbursing.
10. Entrust cuts checks and wires mortgage payoff to lender. Checks are sent overnight to Nexus agent.
11. Nexus agent closes loan.
12. Nexus agent records documents.
13. Nexus agent receives recorded documents back and runs an updated search.
14. Nexus agent provides final attorney's title opinion and sends complete closing file back to Entrust.
15. Entrust produces the final policy and mails to appropriate parties.
16. Entrust scans in closing file and uploads to server.