

Timeshare eDocs



Solution Overview

eDocs Overview

Sales Presentation

Collects information
Prepare proposal

ORACLE[®]
BUSINESS INTELLIGENCE

Generate Deal
PDF with Embedded Tags
XML deal description
XMP attached metadata

Manage Mortgage Receivables

Title Agent
Recorded Deeds & Notes

**County Official
Records**

**Contract
Processing**
Enter deal information
Assign closing agent

informa
software

eDocs
Paperless Processing


ImageQuest
Content Management
Image Repository

Equiant[™]
Document Custody

Closing Agent
 **Microsoft**
Surface Pro 3

Buyer(s)

DocuSign[®]

Recorded Copy

**Vaulted
Authoritative Copy**
eOriginal[®]

Lenders

Timeshare Loan Securitization

informa
software

Timeshare System

- Timeshare System generates contract data files from Oracle BI
 - XML-based metadata describing contract and parties
 - PDF contract documents
 - Invisible text to mark signing areas
- XMP data for metadata extraction to external processes
 - Created from same data source as PDF
 - Rich data supports custodian and eRecording
 - Embedded in the PDF document itself
 - Digitally signed PDF prevents alteration
 - Can be validated and exported by custodian tools
- Update Timeshare with captured data
 - ie. marketing opt out

Timeshare Experience Workflow -1

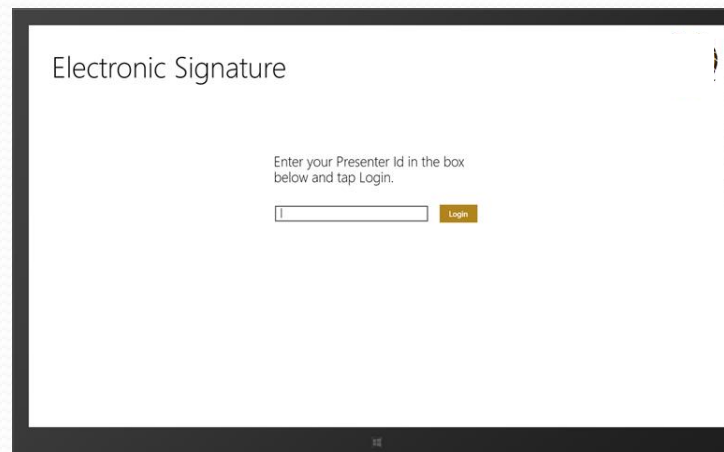
1. Sales floor closes sale and collects buyer and deal info to contracts processing for entry into Oracle BI
2. Oracle outputs deal documents as PDF with tagged DocuSign fields
 - a. Sent to polled folder for delivery to Informa eDocs application
 - b. Accompanying XML file contains metadata for indexing and control
 - c. XMP data embedded in the PDF for vaulting, recording and custodial use
3. eDocs initiates signing session on presenter (deeder) and buyer tablets and delivers tagged documents to DocuSign control
4. eDocs manages signing session
 - a. Documents delivered to presenter tablet (Microsoft Surface Pro 3)
 - b. Informa-developed Windows 8.1 app optimized for sales presentation with pen based annotations and document control
5. Each buyer is given a tablet with a browser based app to view documents and apply their signatures with all access to documents controlled by the deeder

Timeshare Experience Workflow - 2

6. Notarization and witness signing is presented electronically as required
7. Completed documents are stored in DocuSign
 - a. Local copy stored in ImageQuest
 - b. Buyer take home documents are available via USB, CD or printed copy
8. Recordable documents such as deeds and notes are delivered from DocuSign to eOriginal for vaulting of Authoritative Copy
 - a. Vaulted documents are designated via tags from Oracle
 - b. Securitization required metadata is stored in XMP data incorporated in vaulted PDF
 - c. Watermarked non-authoritative copy is retained in ImageQuest for customer internal access
9. For eRecording of Documents with County
 - a. Oracle query designates accounts for recording
 - b. Documents are retrieved from ImageQuest, converted to TIFF images and queued in Informa developed submitter application
 - c. Trial balance transmitted to Title Agent for processing
 - d. Documents transmitted to County for eRecording using Informa submitter application
 - e. Recording process is monitored and completed transactions are retrieved by submitter application and added to eOriginal vault

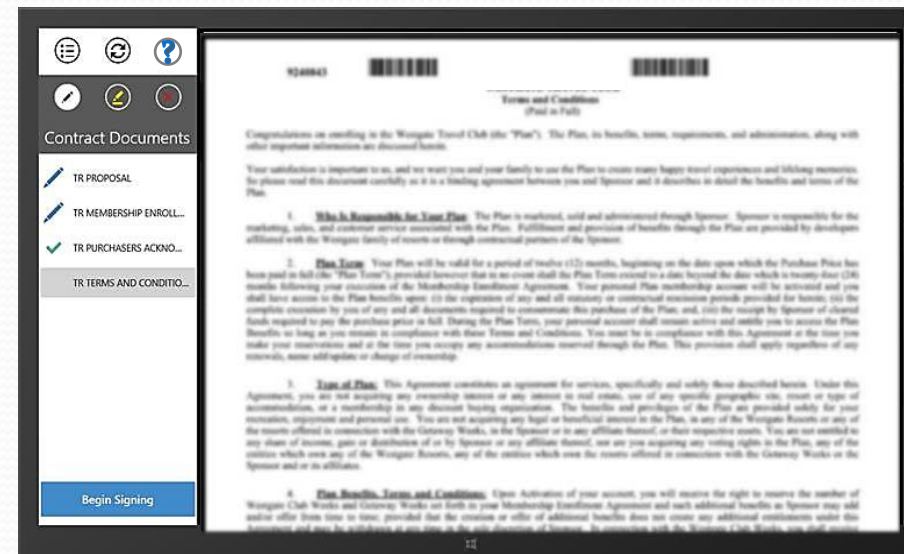
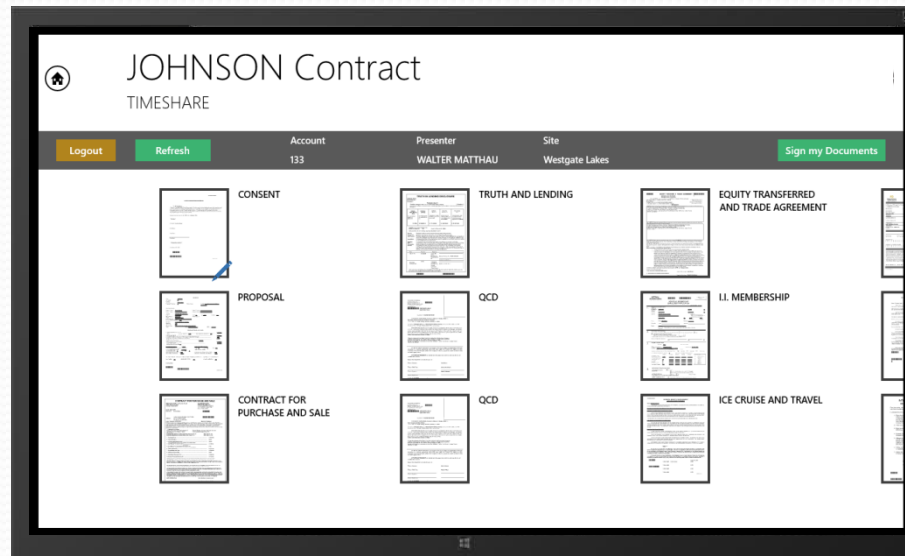
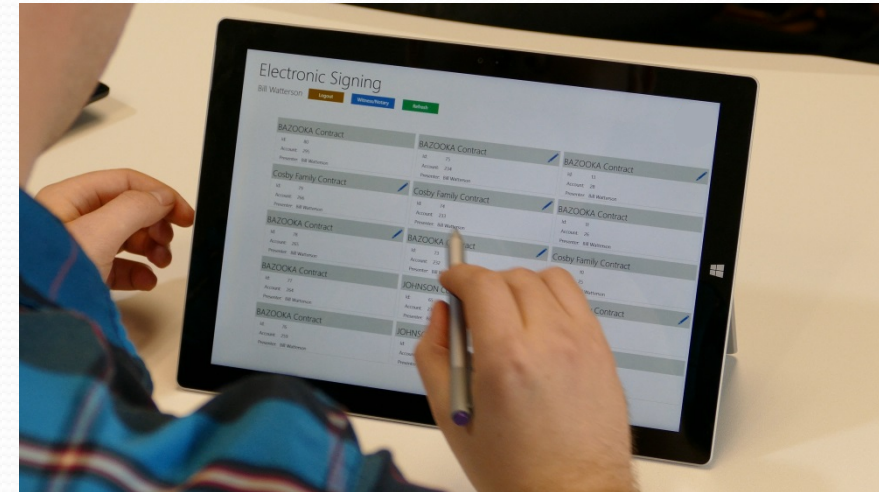
Presenter Tablet

- Microsoft Surface Pro 3 Windows 8.1 app
- Controls buyer signing experience



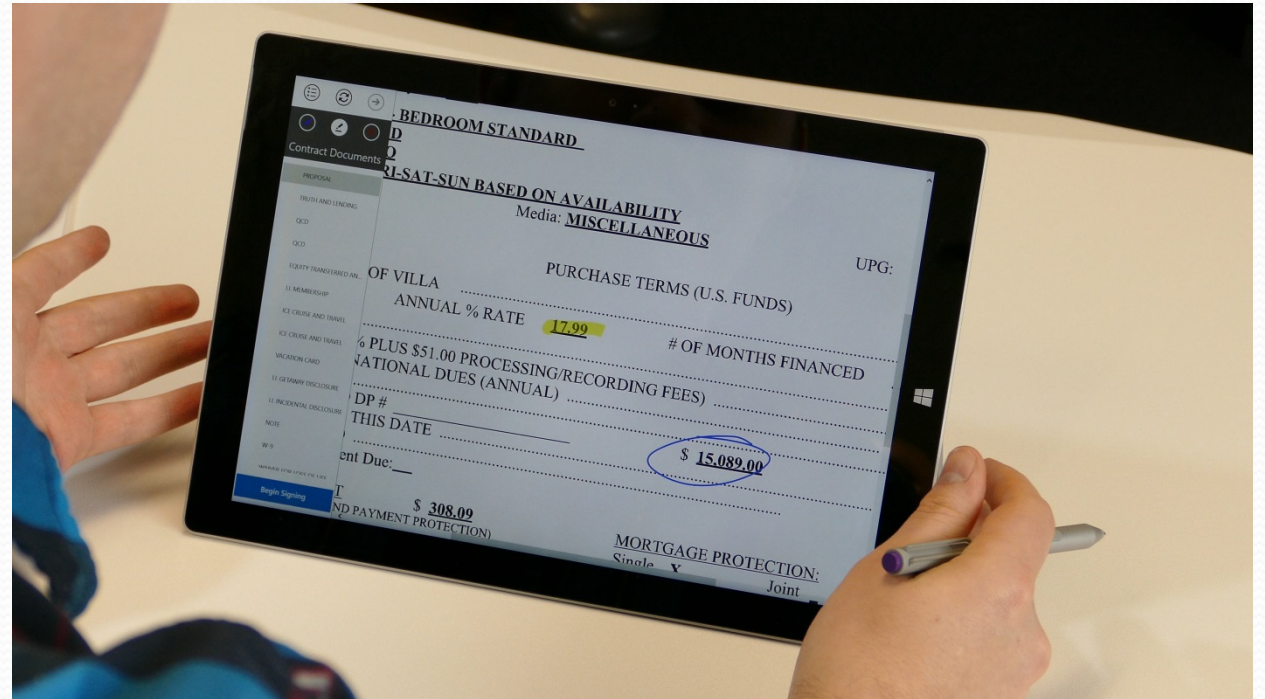
Presenter Tablet

- Full size paper-like display for presentation
- Intuitive gesture controls for presenter



Presenter Tablet

The screenshot displays the Presenter Tablet software interface. On the left, a sidebar titled "Contract Documents" lists various document types: PROPOSAL, CONTRACT FOR PURCHASE, TRUTH AND LENDING, QCD, QCD, EQUITY TRANSFERRED AND..., II. MEMBERSHIP, ICE CRUISE AND TRAVEL, and a "Begin Signing" button at the bottom. The main area shows a document titled "CONSENT AND ACKNOWLEDGMENT" with the text "We, Kevin Johnson ('Purchaser') and CFI CFI ('Closing... sound recording (the 'Recording') by W... the purchase and sale of certain Westgate... assurance purposes; (ii) may be reviewed... and (iv) shall not be maintained as a per...". Below this, there are fields for "Print Name: Kevin Johnson", "Print Name:", and "Print Name:". A "Signers" overlay is visible, listing four signers: KEVIN JOHNSON (BuyerOne), BUDDY HACKETT (BuyerTwo), CHARLIE BROWN (BuyerThree), and DONKEY KONG (BuyerFour). Each name is preceded by a blue pen icon. The top right of the interface shows the number "38145433603-003".

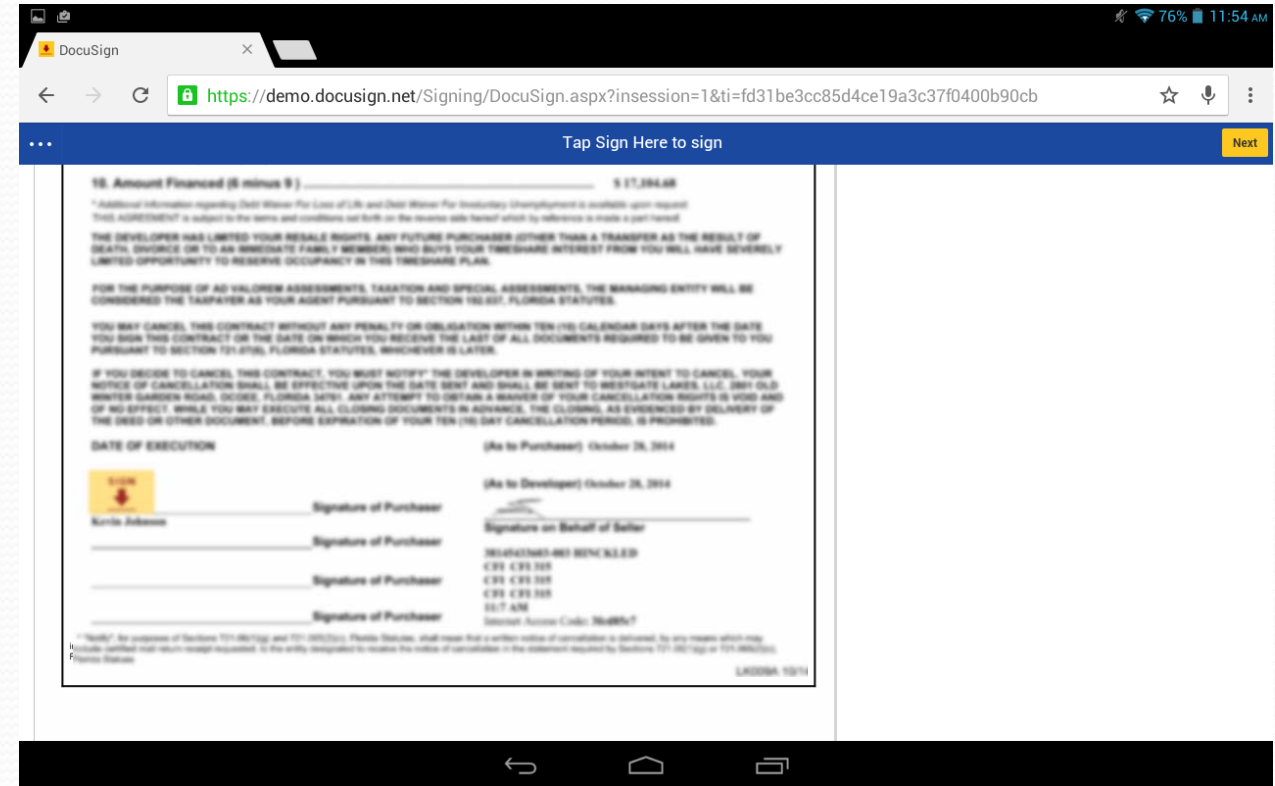


- Pen input for on-screen annotations

- Dashboard for signing progress

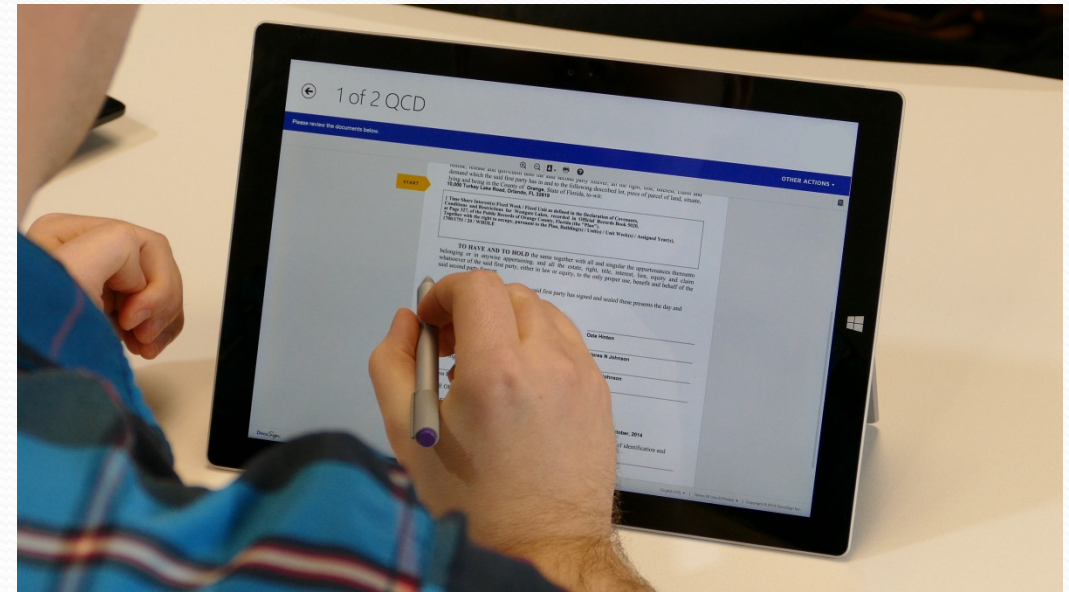
DocuSign eSigning

- DocuSign hosts signing experience
- Oracle generates PDF documents with invisible “anchor text”
 - Flexible placement of signature tabs
- Signature, initials, name, date and checkbox fields
- DocuSign guided signing experience
 - “tap to sign”
 - Captures all required signatures
 - Controlled focus on document areas
- Informa eDocs interaction is via the DocuSign API



Buyer Tablets

- Displays document for buyer signing
- Browser based device independent signing experience
- Presenter sends document to device
 - Wait screen presented until action is required
 - No scrolling through documents
- DocuSign guided signing experience
 - Adopt signature once, then “click to sign”
 - Rapid signing progress
- Each signer has own tablet



Notarization & Witness

- On premise notarization and witnessing
- Click to notarize or witness
- Notary seal applied to document
- Complies with State notary requirements

← 1 of 2 QCD

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Witness Signature	Debra Hinton
Witness Print Name	Debra N Johnson
Witness Signature	Kevin L. Johnson
Witness Print Name	

STATE OF FLORIDA)
COUNTY OF ORANGE) SS.)

The foregoing instrument was acknowledged before me this 28th day of October, 2014, by Debra Hinton, Debra N Johnson and Kevin L. Johnson, who is personally known to me or has produced passport/driver's license as a type of identification and who did not take an oath.

Notary Signature: [Signature]

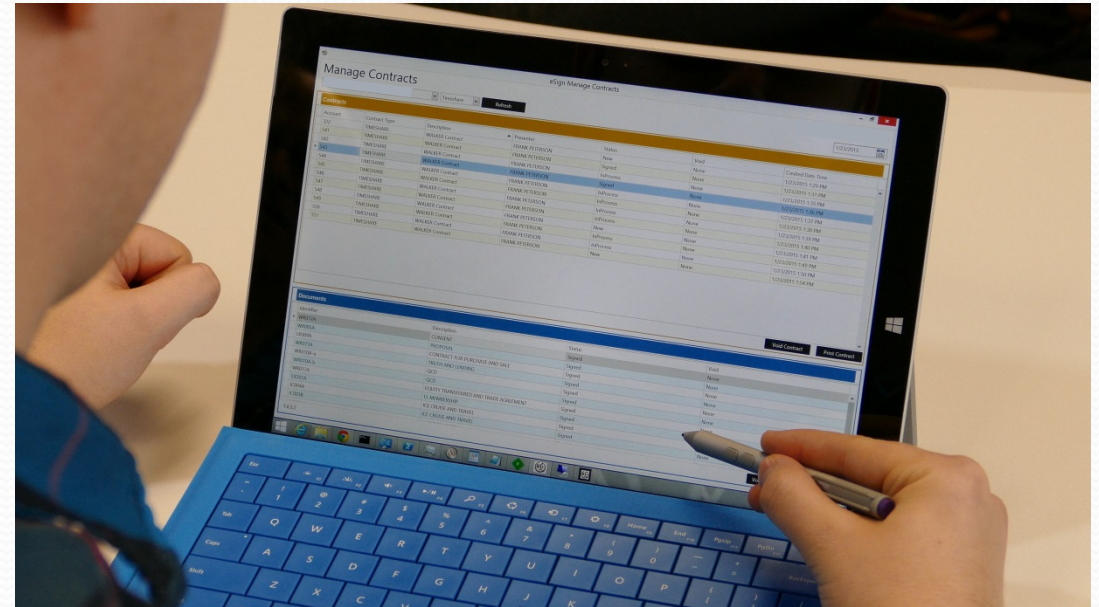
QCD 1 of 1

Done! Click Finish to send the completed document. **FINISH** OTHER ACTIONS +

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ImageQuest Document Repository

- On-site repository for:
 - Signed completed documents
 - Reference copy of vaulted docs
 - Stamped docs from County recording
- Central repository interface to external applications
 - Queueing for document delivery to mobile signing devices
 - Data source for process monitoring dashboards



Paper Scanning Input

- Miscellaneous paper capture
 - Floor plans
 - Handwritten proposals
 - Driver's License
 - Credit card receipts
- Shown in presentation experience and/or included in take home CD or USB

Back-office Signing

- Batch signing of documents in back-office
 - Counter party signatures
 - Warranty Deeds, etc.
 - Include notarization and witnessing

Take Home Collateral

- Take home output is print, USB, or CD
- USB direct from presenter device
 - Multi-media marketing material
 - Property-specific Public Offering Statement



County Official Records

- eRecording interface to County Official Records office
- Uses PRIA XML-based standards
 - Property Records Industry Association
 - Broad compatibility with recording systems
- Submitter portal developed by Informa
 - Extracts recordable items from document set
 - Presents query results to Title Agent for due diligence
 - Batch creation/management for submittal to County
 - Eliminates 3rd party transaction fees



For more information:

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