Multiple Structure Indicator

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

See the complete picture.

The CoreLogic® Multiple Structure Indicator provides increased visibility into the properties in the Special Flood Hazard Area. For such properties containing more than one structure, we provide information to help increase accuracy, improve the customer experience, and reduce risk.

The Multiple Structure Indicator helps manage flood compliance and risk.

The federal lending regulators have updated the flood insurance requirements regarding detached structures. Now, on loans secured by residential properties with multiple structures, you are no longer federally mandated to require your borrower to obtain flood insurance on non-residential detached structures. You may improve the customer experience and save resources by focusing on structures significant to the loan collateral.

With CoreLogic Multiple Structure Indicator, you will know which loans might be impacted by this regulatory change.

The CoreLogic Multiple Structure Indicator provides advantages for:

- Loan Originators
- 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 will this service affect my order turnaround time?
No impact is expected to the turnaround time of LOL 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. As the process matures, CoreLogic will seek 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 have more than one building. 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 may be appropriate.

Q Can I receive MSI information on my commercial loans?
Yes, MSI is available for both residential and commercial loans.

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	Residential single structure
MSI: YES	Two or more structures on a residential property (e.g. house, detached garage, barn)
MSI: CONDO	Individual unit within a residential condominium building
MSI: UND	Unable to determine due to tree coverage, cloud coverage, poor aerial quality, or no structures identifiable via existing aerial photography prevent a determination of how many structures are on the property; commercial property which does not meet the definition of the service

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

Learn more at corelogic.com

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