

Streamline collateral management

Iron Mountain Document Custody solution

Challenge

The US mortgage market is underpinned by hundreds of millions of loan collateral documents. Management of custodial documents throughout their lifecycle is incredibly challenging. Obligations include certifying documents and digital assets are complete and accurate, safeguarding them throughout the life of the loan, ensuring they are transferred in a timely manner, and efficiently retrieving them to release liens—all while meeting regulatory and investor requirements for ensuring digital and physical loans remain negotiable and transferable.

Impact

The fixed overhead and lack of scalability inherent in traditional document management are at odds with rapidly changing market conditions such as fluctuating interest rates, foreclosure rates, and training curves, making staffing and scale difficult to manage.

Manual certification and document management are labor-intensive, cumbersome, and subject to human error. Paper documents limit visibility, don't allow for self-service access, and make it difficult to provide document access and transfers in a timely manner.

Continued adoption of eNotes forces custodians to maintain parallel operations for physical collateral and for auto-cert and eVault storage.

Security and compliance are some of the biggest challenges in the mortgage industry today. Enforceability, investor, and regulatory requirements for continuously certifying that loan documents are complete and accurate is very time-consuming for paper-based documentation, as is tracking and safeguarding physical and digital loan collateral throughout the life of the loan.



Industry fact

The global Digital Asset Custody market is expected to reach \$1.6 trillion by 2028, with a compound annual growth rate of 23.7%.

[Proficient Market Insights](#)



What if you could

Automate the management of physical and digital loan documents so you can store and retrieve key collateral to comply with regulatory requirements—securely and cost-effectively. This helps you:

- › Scale effectively through market swings.
- › Safeguard physical and digital assets avoiding financial losses from lost or impaired documentation.
- › Manage physical and digital loan documents promoting marketability and enforceability.

Iron Mountain® Document Custody solution

For financial institutions that need an experienced and trusted document custody solution, Iron Mountain Document Custody solution is an agile managed service offering that uniquely administers the certification, tracking, safeguarding, and transferring of your most critical physical and digital loan collateral files. This offering scales effectively, handling fluctuating loan volumes with speed and accuracy, enabling financial

institutions to focus on more strategic business initiatives.

Mortgage lenders and investors can trust Iron Mountain, a global business dedicated to the storage, protection, and management of information and assets, to provide a document custody solution that meets your needs. With Iron Mountain Document Custody solution, you can achieve:

- › **On-demand scalability:** Handle fluctuating business volumes while maintaining accurate certifications with a managed service offering that tracks physical and digital documents, reviews key data, and escalates exceptions for human review that triggers comprehensive certification and analytical reporting to government-supported enterprises (GSEs).
- › **Safeguard physical and digital assets:** Save time and money with efficient and optimized operational processes uniquely administering the certification, tracking, safeguarding, and transferring of your most critical physical and digital loan collateral files. Avoid financial losses from lost or impaired documentation. Authorized users can quickly and easily track the location and

disposition of every file from anywhere on a single web-based portal. Plus, you can reduce costs by eliminating duplicative review processes and lowering the cost of transfers.

- › **Promote loan marketability and enforceability:** Offload document storage and management to a proven mortgage document custody services provider with a center of excellence for mortgage process expertise. Iron Mountain facilities, security processes, and controls are compliant with Fannie, Freddie and Ginnie custodial requirements. Auditable chain of custody, secure storage, data encryption, access restriction, and role-based permissions keep data safe. eVault capabilities reliably establish the person or entity to whom the single, authoritative copy of the digital loan is assigned, issued, or transferred, so that digital loans remain negotiable and transferable.

Protect and prosper

Contact Iron Mountain to learn how Document Custody solution helps you scale, manage, track and safeguard sensitive financial information.

800.899.IRON | [ironmountain.com](https://www.ironmountain.com)

About Iron Mountain

Iron Mountain Incorporated (NYSE: IRM), founded in 1951, is the global leader for storage and information management services. Trusted by more than 220,000 organizations around the world, and with a real estate network of more than 85 million square feet across more than 1,400 facilities in over 50 countries, Iron Mountain stores and protects billions of information assets, including critical business information, highly sensitive data, and cultural and historical artifacts. Providing solutions that include secure storage, information management, digital transformation, secure destruction, as well as data centers, art storage and logistics, and cloud services, Iron Mountain helps organizations to lower cost and risk, comply with regulations, recover from disaster, and enable a more digital way of working. Visit www.ironmountain.com for more information.

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