



Product Overview

White Paper

Published: November 2008

Summary: This paper provides an overview of the features, functionality, and system architecture of the AlphaMax3 Title Search system, a product of Data Services, Inc.

AlphaMax3 System Design Objectives

The AlphaMax3 system successfully implements the following general requirements:

- *Web-delivered client application.* The user software is deployed and maintained from application servers. There is no need for IT staff to install and manage client-side executables or to make any network configuration changes.
- *Zero-Support.* The client software is designed to have zero-support from the perspective of corporate IT.
- *True fat-client user experience.* While browser-based applications are convenient and accessible, in production environments a full-featured desktop application is often desirable to maximize productivity of users.
- *Security.* All data transmitted is SSL encrypted.
- *Reliability.* AlphaMax3 has failover redundancy as a design feature at all layers in the system.
- *Scalability.* The architecture of AlphaMax3 is massively scalable, with a modular design that enables capacity to be increased simply by adding nodes.
- *Commoditization.* Selection of hardware and software that comprises AlphaMax3 is not tied to a particular vendor or hardware architecture. This includes the relational databases, file system storage, application server hardware, application server operating systems, application server software, and client operating systems. Several options are available in every layer in the stack and there currently exists at least one free/open-source option at each layer.
- *Zero-Licensing.* The AlphaMax3 system has been designed to support zero-third-party licensing. AlphaMax3 can be deployed using 100% free software in the stack.
- *Integration.* AlphaMax3 has demonstrated the ability to integrate with other third-party escrow systems, and as our client base increases the availability of integration options

- will increase as well.
- *Data Repository Flexibility.* AlphaMax3 is designed to dynamically obtain title plant data and images from alternate or legacy sources as well as host data and images internally.

AlphaMax3 User Experience

Fat Client Form – Thin Client Function

The AlphaMax3 user software is a full-featured fat client application. AlphaMax3 doesn't suffer from some of the limitations of a browser-based application, such as printing issues, key mappings, user interface speed, endless refreshing of page state, or specific browser differences that exist or may be introduced in the future by browser vendors. The AlphaMax3 user interface is clean, intuitive, and responsive. Information is displayed in an easy to read format that maximizes productivity. Convenience features enable users to search upon or view data with a single mouse click or keystroke. Printing preferences are configurable and persistent.

Deployment Flexibility

An assigned user login can be used to connect to several AlphaMax3 system instances simultaneously and the user is able to navigate between instances without having to login to the individual systems. This feature allows for pooling of production personnel when examination facilities are consolidated. The system is web-based, which means that the physical location of the user is irrelevant. Examination tasks can be easily outsourced to BPO partners by simply assigning logins.

Everything Included

The user has the ability to query title plant data, query tax assessor data, and view images of recorded documents and maps from the same application. The system has the ability to cross-reference and display Geographic Information Systems (GIS) data to assist in the examination process. Documents can be printed or aggregated into PDF documents, which can then be distributed. Users can create comments within a search, which are viewable to other users. All documents and maps can be viewed ad-hoc via a quick-lookup feature.

AlphaMax3 Technology

Client Application

The AlphaMax3 client application is delivered via Java Web Start technology. In a Microsoft Windows environment, a Windows executable is provided that initiates the Web Start loading process, making the function of the program indistinguishable from any other windows

application. All functions of the client are incorporated into a single deliverable, which means no workstation software dependency issues. Software versioning is handled transparently and client updates occur automatically. The client application will function on any operating system that has a Java Runtime Environment 6 available for it. AlphaMax3 can be run on Windows, Linux, Apple, and Sun Solaris operating systems. AlphaMax3 can be deployed in a virtualization environment, such as Terminal Services or Citrix, with no additional administration or configuration.

Communications Security

All communications between the client application and the server cluster are encrypted via Secure Sockets Layer (SSL) using signed certificates. Transport layer security implemented with SSL ensures that data transmitted across the Internet is encrypted and secure.

Server Technology

The AlphaMax3 design incorporates clusters of Java J2EE application servers positioned behind traffic load balancers. Application server nodes interact with relational databases, file systems, escrow systems, and other sources of data. File system storage is currently being implemented on an EMC storage system, although this is not a requirement. As with the client application, the AlphaMax3 server system will run on any hardware that implements a Java Virtual Machine.

Added Features

Baseviewer API

The AlphaMax3 Baseviewer API provides lookup functionality to third-party escrow/title systems. Users can observe a reference to base documents such as policies and title commitments and view them in the AlphaMax3 client application.

Robosearch

Parcels can be searched using the robosearch function. Robosearch quickly identifies ownership, outstanding liens, and other useful information of relevance to an examiner. This information is listed on a cover sheet and all documents, maps, and search results follow. Deeds, liens, bases from escrow systems, assessor information, sectional and subdivision maps comprise the content of one easy to view PDF document. The individual searches used can be manually examined if needed.

Interactive Maps

Parcels can be viewed in map form using GIS data and information about each parcel is displayed as the cursor is floated over them. Individual parcels can be searched simply by clicking on them.

New Directions

Electronic Recording

AlphaMax3 will be implementing electronic recording services as part of the AlphaMax3 client application. Users will be able to upload and record scanned documents from their existing application no matter where they are.

Customer Services

AlphaMax3 will have a full-featured customer service package incorporated into the client application, including parcel farming and property profiles. MLS data, school system, comparable sales, utilities, demographics and tax data are but some of the information points that will be included in the deliverables.

Reconveyance Monitoring Services

AlphaMax3 users will be able to select parcels for reconveyance monitoring in the AlphaMax3 application. Management will be able to run reports indicating which parcels are delinquent in having releases filed. Additionally, AlphaMax3 customers will have the ability to outsource reconveyance compliance tasks and mailings to Data Services.

Examination Services

Data Services will provide outsourced examination and policy typing services. Integration with existing title/escrow systems is available.

Summary

AlphaMax3 is a flexible and scalable title plant system solution that can leverage today's infrastructure as you transition to the requirements of the future. Deployment of AlphaMax3 can be implemented in several different configurations based upon your business needs. Data Services can key data on a go-forward basis, or you may choose to retain keying staff. No large capital expenditures are needed, such as hardware acquisition and third-party software licensing. AlphaMax3 is a rapidly deployable title plant system solution with a low barrier to entry and an expandable, evolving architecture.

About Data Services, Inc.

Data Services, Inc. has been providing customized title plant software and services to Southern Arizona for over 25 years. DSI has extensive experience supporting title companies and understands the needs of the title and escrow industry.