

NACHO Integration Layer — Software Requirements Specification

Software Requirements Specification — version-controlled

1. Document Control

Field	Value
Document Title	NACHO Integration Layer — Software Requirements Specification
Document ID	SRS-NACHO-INT-001
Current Version	1.0.1
Previous Version	1.0.0 — frozen, git tag <code>srs-v1.0.0</code>
Owner	Christa Votaw
Last Updated	2026-09-21
Baseline source	<code>nacho-prd</code> commit <code>f3d569e5</code> , 2026-09-01
Verification source	Branch <code>pos-v1</code> @ <code>c4144c20</code> — ★ the branch production deploys from , not <code>master</code>
Companion documents	<code>SRS-NACHO-LOS-001</code> v1.0.1 · <code>SRS-NACHO-POS-001</code> v1.0.1
Status	Issued. <code>SRS-NACHO-INT-001_v1.0.0.md</code> remains frozen and available.
Type	Interface Control Document

★★ **This revision changes no seam requirement.** `SM-01` — `SM-12` are identical to v1.0.0. It is issued to record that the seam was **re-verified** against LOS v1.0.1 and against the 2026-09-21 permissions lane, and found unchanged. **A no-change that has been checked and dated is a finding; a no-change that is merely assumed is not.** §3 records exactly what was checked.

⊖ **The seam rules are owned in the LOS** (`SM-01` — `SM-12`, PRD §6.23). This document does not introduce an `INT-nn` series of its own — a parallel numbering would create two systems of record for one set of rules. Requirement text lives in `SRS-NACHO-LOS-001`; the contracts live here.

2. Revision History

Rule: every incoming version gets ONE new row. Never delete old rows.

Version	Date	Source	Change Type	Description of Changes	Affected Req IDs
1.0.0	2026-09-01	CLEAR Home Loans	Baseline	Initial requirements, issued to the development team	All
1.0.1	2026-09-21	CLEAR Home Loans	Clarified (verification only — no scope change)	Seam re-verified against LOS v1.0.1 and the 2026-09-21 permissions lane. No seam rule changed. Published stage table remains at version 11.4.1 . <code>DM-11</code> (MERS MIN) recorded as the one approved-but-unbuilt item that will touch <code>SM-01</code> when routed.	None changed — <code>SM-01</code> — <code>SM-12</code> verified unchanged

Change Types: Baseline (first version) · New functionality · Updated · Removed · Clarified (wording only, no scope change)

3. Change Detail Log

One block per version, recording exactly what changed and when.

Version 1.0.1 — 2026-09-21

Outcome: the seam did not move. Every item below was checked and found to require no change to **SM-01 — SM-12**, to the ownership matrix, to the published stage table, or to the push and event contracts. This block exists so that the next person to ask "is the seam current?" has a dated answer instead of an assumption.

3.1 What was checked, and what was found

Checked	Against	Finding
SM-01 — SM-12, all twelve	SRS-NACHO-LOS-001 v1.0.1	Unchanged , rule for rule
D-01 — the active role resolves per window (SEC-22, RC-11)	Seam contracts	No seam impact. A window-local resolution rule on the LOS client. The server already refuses on the token and nmCapsOf only ever subtracts; nothing crosses the seam
D-02 — a standing backup names two holders (AD-14)	Ownership matrix	No seam impact. The backup matrix is internal to the LOS role model. The POS neither reads nor mirrors it
D-04 — wire release second control, self-countersign refused (FU-07)	Published stage table v11.4.1	No seam impact. Wire release sits inside funding, after ctc — the last LOS-owned stage the table publishes. A pending countersignature publishes no stage and is not borrower-visible
D-06 — a partner may not see live loan terms	Ownership matrix · POS I15 / I18	Already carried. The POS owns the referral-partner experience; I15 holds terms read-only and system-supplied, I18 makes the letter a tracked snapshot. No INT change
New LOS requirements BS-07 — BS-10, DM-11, UX-07, SEC-21	Seam contracts	No seam impact — all LOS-internal screen, data and visibility rules
Published stage table	LOS v1.0.1 stage set	No new row, no changed row. Remains version 11.4.1

3.2 ⚠ The one item that will move this document

Item	Where it is now	What it will touch
DM-11 — MERS MIN generated at application	Approved and specified in LOS v1.0.1 §4; not built . The MIN is not yet routed through the API, so the placeholder fields carry no value	★ SM-01 — the MISMO 3.4 push. MERS MIN is a MISMO field. When it is routed it becomes the first change to reach this document since baseline. 🚫 Re-open this document at that point; do not add the field to the push contract silently

3.3 What was not re-verified

⚠ Stated so it is not mistaken for coverage: this revision verified the seam against **requirement changes**. It is **not** a re-run of the interface conformance tests, and the five open conflicts in §5 are **carried forward unresolved** — none of them were closed by this revision.

4. Requirements

★ **This document introduces no requirement IDs of its own, by design.** The seam's normative rules are the twelve **SM-01 — SM-12** requirements, which are **owned in the LOS** (SRS-NACHO-LOS-001 §4.1). They are reproduced here for the teams working the seam; the LOS document remains their system of record. Inventing a parallel **INT-nn** series would create two IDs for one requirement — the exact ambiguity this process exists to prevent.

What this document uniquely owns is **the contracts** in §4.2: who owns what, what crosses, and in what shape. Those are interface definitions, not requirements, and they are carried verbatim.

4.1 Seam Requirements — 12 requirements (owned in LOS)

Req ID	Requirement	Priority	Tier	Owner document	Introduced	Last Updated	Status
SM-01	MISMO 3.4 push, idempotent by POS loan UUID	Must	DEMO	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-02	Event subscription with the full event set	Must	PILOT	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-03	Signed webhooks with replay protection	Must	PROD	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-04	★ Reconcile to truth , not delta application	Must	PILOT	SRS-NACHO-LOS-001	1.0.0	—	Active

Req ID	Requirement	Priority	Tier	Owner document	Introduced	Last Updated	Status
SM-05	Dead-letter queue surfaced to a human	Must	PROD	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-06	Daily reconciliation sweep with drift alerting	Must	PROD	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-07	★★ Published, versioned stage mapping table	Must	DEMO	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-08	LosAdapter interface with two implementations	Must	PILOT	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-09	★ The TRID trigger timestamp carried across the seam	Must	PILOT	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-10	★★ Synchronous, confirmed adverse-action automation halt	Must	PILOT	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-11	Multi-tenancy mapping across both systems	Must	PROD	SRS-NACHO-LOS-001	1.0.0	—	Active
SM-12	Sandbox parity — the full flow without a real borrower	Must	PILOT	SRS-NACHO-LOS-001	1.0.0	—	Active

4.2 Interface Contracts

4.2.1 The ownership matrix — system of record by concern

Concern	System of record	Note
Borrower identity and authentication	POS	🚫 The LOS never authenticates a borrower.
Referral partner identity and authentication	POS	The partner is a real authenticated seat, on the POS side
Application capture (the URLA experience)	POS	The POS owns the <i>capture</i> ; the LOS owns the authoritative record after handoff
★ Loan status / milestone	LOS	Authoritative. The POS mirrors and presents. It never computes a stage.
★ Underwriting decisions	LOS	The POS decides nothing. This is a compliance boundary as much as an architectural one.
Conditions	LOS	The POS renders them as plain-language needs-list items
Documents	POS captures → LOS stores	★ The LOS is the document system of record.
Disclosure generation and delivery	LOS	⚠️ See §6 — this is an open conflict, resolved provisionally
★ The TRID six-piece trigger timestamp	POS detects → LOS owns the deadline	See §5.1. The single most nuanced row in this table.
Borrower status communications	POS	Driven off LOS events
Referral-partner experience	POS	Entirely POS-side
AI borrower assistant	POS	★ Reads loan state; writes nothing to the loan.
AI operations assistance	LOS	Suggests; never decides
Pricing	The pricing engine	★ The POS shows estimates only , never authoritative pricing. The LOS lock desk is the system of record for the locked rate.
Rate lock — the request	POS or LOS	Either may originate it
★ Rate lock — the confirmation	LOS	Only <code>lock-confirm</code> makes a lock real
Fee templates and the 2015 itemisation	LOS	Feeds the LE, ICD, CD and the wire
Attribution — loan officer and partner	POS	Bound at first touch, resolved server-side, follows the loan not the person
Consent records — contact (SMS, email)	POS, on the Person	Revoking texts revokes them for the human across every file
Consent records — E-SIGN and credit	POS, on the Loan	Per-loan, always
The audit trail	★ Both, independently	Each half keeps its own append-only trail. Neither is a subset of the other.
Audit trail for disclosures	The document vendor, today	⚠️ Long-term ownership is an open decision — §6

Concern	System of record	Note
Tenant and branch structure	LOS	The POS reads it
Seat, role and capability model	LOS	★ One shared model. The POS enforces the same capabilities on its own surfaces.

4.2.2 The push contract: POS → LOS

Trigger	What is sent	Shape
application.submitted	The full loan file plus documents	★ MISMO 3.4 (ULAD) , the industry-standard XML dataset
Subsequent borrower edits	Field-level updates	The same schema, partial
New document uploaded	The document, its classification, and the condition it satisfies	Binary + metadata
Consent recorded	The consent record, with its exact text and version	JSON
Rate-lock request	Intent and timestamp	JSON

4.2.3 The event contract: LOS → POS

Event	Carries	What the POS does
stage.changed	New stage key, timestamp, actor	Looks the key up in the published table (§2) and renders accordingly. 🚫 It does not interpret the key itself.
condition.added	Condition, its type (PTA/PTD/PTC/PTF), plain-language text	Adds a needs-list item in the borrower's language
condition.cleared	Condition ID	Removes the item; tells the borrower it was accepted
document.received	Document ID, status	Updates the needs list
document.rejected	Document ID, the reason	★ A specific, kind re-request — never "conditions outstanding"
disclosure.sent	Which disclosure, delivery timestamp	Surfaces it for signature
disclosure.signed	Signer, timestamp	Advances the signing room
lock.confirmed	Rate, expiry, plan code	Updates the borrower's lock status and the partner's locked/floating view
lock.expiring	Days remaining	Cadenced warning to borrower and loan officer
valuation.completed	Valuation type, delivery obligation	Triggers the Reg B delivery path
decision.issued	Approve / Suspend / Deny	See §5.3 — the halt
closing.scheduled	Date, location, participants	The closing screen
★ automation.halt	Reason (denied / withdrawn)	★★ Synchronous and confirmed — see §5.3

4.2.4 The published stage table

LOS milestone	Stage key(s)	Sys	Rule	What the borrower sees
Application Started	started	POS	mirror	"Application started" — <i>Your application is saved. Pick up where you left off any time.</i>
Pre-application — 1003 incomplete	submitted	POS	mirror	"Application submitted" — <i>We have your application and your loan officer has been notified.</i>
Application Taken	app-taken	LOS	mirror	"Application received" — <i>All six required pieces are in. Your disclosures are on the way.</i>
Processing	processing	LOS	mirror	"We're reviewing your file" — <i>A processor is building your file and ordering services.</i>
★ Initial Submission → Approved / Suspended	initial-sub , approved	LOS	mirror	"In underwriting" — <i>Your file is with an underwriter. We will tell you the moment there is anything you need to do.</i>
Resubmitted / Condition Submission	resubmission	LOS	mirror	"Finishing your conditions" — <i>What you sent is being reviewed against your conditions.</i>

LOS milestone	Stage key(s)	Sys	Rule	What the borrower sees
Clear to Close	ctc	LOS	mirror	"Approved — scheduling your closing" — <i>Everything is signed off. Closing is being scheduled.</i>
Docs Out (Sent)	docs-out	LOS	mirror	"Your closing documents are out" — <i>Closing documents have been sent to the settlement agent.</i>
★ Closed / Funded	closed , funded	LOS	mirror	funded → "Funded" — <i>Your loan has funded. Welcome home.</i> closed → "Signed — funding is next" — <i>You have signed. Funding is next.</i>
Post Closing / Purchased	post-closing , purchased	LOS	not-surfaced	🚫 Nothing. The tracker holds at the last borrower-visible stage.
★ Suspended	suspended	LOS	item-only	🚫 Never the word "suspended". The specific item needed , and nothing else.
★ Withdrawn / Denied	withdrawn , denied	LOS	compliance-controlled	A fixed notice — see §2.6 — and all automation halts.

4.2.5 The TRID clock — split ownership, single deadline (SM-09)

Responsibility	Owner	Why
Detect that the six pieces are complete	POS	The six pieces land there. That is where "an application now exists" becomes knowable.
Timestamp that moment	POS	The instant is the fact; it must be captured where it happens
Carry the timestamp across the seam	★ A first-class event, not a field on a batch	It is the input to a legal deadline
Generate and deliver the disclosures	LOS	Through the document vendor
★ Own the three-business-day deadline	LOS	—
Log the whole sequence	Both	Neither trail is a subset of the other

★★ **Whoever owns delivery owns the deadline.** That sentence is the entire point of the split.

5. Open Conflicts — resolve before code

⚠️ **These are named, owned and open.** They are recorded here rather than in either half's document because they cannot be resolved by one team alone.

#	Conflict	Owner	Blocks
1	★★ Who sends disclosures	CLEAR	Disclosure screens both sides, SM-09
2	Disclosure audit-trail ownership	CLEAR + counsel	Nothing immediately
3	★ The brokered channel	CLEAR	PR-09 and its whole path
4	Hard-pull reuse window	Counsel	B25 detail only
5	The seam review rule	Both engineering teams	★ Nothing — adopt it now

6. How this document is maintained

1. **Freeze the current version.** This file is SRS-NACHO-INT-001_v1.0.0 . It is never edited again.
2. **Bump Document Control** on the new file — Current Version, Last Updated.

3. **Compare the incoming requirements against §4.** Identify what is new functionality, what is updated, what is removed.
4. **Add one row to §2 Revision History** summarising the change.
5. **Fill a new §3 Change Detail block** — one row per changed requirement, old text and new text.
6. **Update §4 in place** — edit updated requirements, append new IDs at the end, strike through removed ones and keep the row.

ID rules: every requirement keeps its ID forever · a removed ID is never reused · removed requirements stay in the table, struck through · updated requirements show only the CURRENT text, with history in §3.

🛑 **Generated, never hand-typed.** Source data in `data/`, renderer in `build-srs.mjs`. Re-run `node extract.mjs && node build-srs.mjs`.

Confidential — CLEAR Home Loans. Generated 2026-09-01 from `nacho-prd` commit `f3d569e5`.

Part II — The v1.0.0 specification, retained

This is the complete document issued on 2026-09-01, reproduced verbatim. Nothing is summarised, abridged or reworded.

§4 above is the **auditable register** — the requirement list with the tracking columns you diff between versions. **This part is the specification itself:** the mortgage primer written from zero, the business context, the users and roles, the screen inventory, the data model, the compliance requirements, the integrations, the open decisions, and — most importantly — **the ★ expanded reasoning after each requirement group**, which is where a competent engineer learns why the obvious implementation is the wrong one.

The requirement text in §4 is extracted from this part. Where they appear to differ, **this part governs**.

⚠️ Part II §12 is the PRD's original change-control section, kept for the record. It is **superseded** by §1–3 and §6 of this document.

NACHO INTEGRATION LAYER — Interface Control Document

How the POS and the LOS become one system

Document	INTEGRATION_version1.0.0
Version	1.0.0 — the baseline. See §7.
Issued	2026-09-01
Companion documents	POS_version1.0.0 · LOS_version1.0.0 . All three are one specification.
Audience	Both halves of the development team, together
Stage table version	11.4.1, published 2026-08-20

Why this document exists

★ **Roughly a third of the defects in a two-halved system like this live in the seam rather than in either half.** Both teams build correctly to their own document, both are right, and the product is still broken — because they each made a reasonable assumption about the other side and the assumptions did not match.

This document exists so that neither team has to assume anything.

★★ **The single most expensive failure mode in a POS/LOS programme is both sides implementing the same logic and then disagreeing at runtime.**

Everything here is written to prevent that one thing. Every shared concern has **exactly one owner** (§1). Every value that crosses has **exactly one shape** (§3). Every borrower-facing word derived from a lender-side state comes from **exactly one published table** (§2).

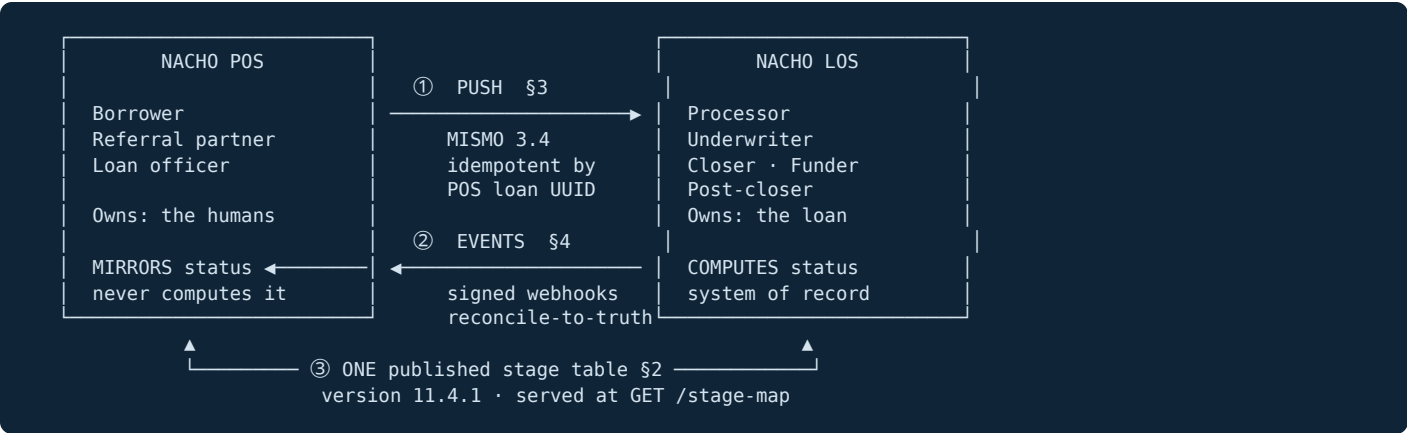
How to read it

§	What it covers	Read it if you are...
1	★ The ownership matrix — one system of record per concern	Everyone, first
2	★★★ The published stage table — the most important contract in the product	Everyone
3	The push contract: POS → LOS	Both teams
4	The event contract: LOS → POS	Both teams
5	★ Compliance boundaries that cross the seam	Both teams, and compliance
6	⚠ Conflicts still to resolve before code	Product, leadership
7	Change control for the seam specifically	Everyone

The three rules of the seam

- 1 • **One owner per fact.** If you are writing code that computes a value the other half also computes, **stop**. One of you is wrong, and §1 says which.
- 2 • **The POS mirrors; it never computes.** The POS renders the stage the server told it. It does not derive a stage of its own from any combination of fields. §2 exists to make this possible.
- 3 • **Reconcile to truth, not deltas.** When the two halves disagree, the answer is never to apply a difference. It is to re-read the authoritative side and adopt it. §4 specifies this.

The seam in one picture



1 • The ownership matrix

★ Rule of thumb: the POS owns the humans. The LOS owns the loan.

Every row below has **exactly one** system of record. If both halves need a fact, one of them reads it and the other one owns it — never both.

Concern	System of record	Note
Borrower identity and authentication	POS	🚫 The LOS never authenticates a borrower.
Referral partner identity and authentication	POS	The partner is a real authenticated seat, on the POS side
Application capture (the URLA experience)	POS	The POS owns the <i>capture</i> ; the LOS owns the authoritative record after handoff
★ Loan status / milestone	LOS	Authoritative. The POS mirrors and presents. It never computes a stage.
★ Underwriting decisions	LOS	The POS decides nothing. This is a compliance boundary as much as an architectural one.

Concern	System of record	Note
Conditions	LOS	The POS renders them as plain-language needs-list items
Documents	POS captures → LOS stores	★ The LOS is the document system of record.
Disclosure generation and delivery	LOS	⚠ See §6 — this is an open conflict, resolved provisionally
★ The TRID six-piece trigger timestamp	POS detects → LOS owns the deadline	See §5.1. The single most nuanced row in this table.
Borrower status communications	POS	Driven off LOS events
Referral-partner experience	POS	Entirely POS-side
AI borrower assistant	POS	★ Reads loan state; writes nothing to the loan.
AI operations assistance	LOS	Suggests; never decides
Pricing	The pricing engine	★ The POS shows estimates only , never authoritative pricing. The LOS lock desk is the system of record for the locked rate.
Rate lock — the request	POS or LOS	Either may originate it
★ Rate lock — the confirmation	LOS	Only <code>lock-confirm</code> makes a lock real
Fee templates and the 2015 itemisation	LOS	Feeds the LE, ICD, CD and the wire
Attribution — loan officer and partner	POS	Bound at first touch, resolved server-side, follows the loan not the person
Consent records — contact (SMS, email)	POS, on the Person	Revoking texts revokes them for the human across every file
Consent records — E-SIGN and credit	POS, on the Loan	Per-loan, always
The audit trail	★ Both, independently	Each half keeps its own append-only trail. Neither is a subset of the other.
Audit trail for disclosures	The document vendor, today	⚠ Long-term ownership is an open decision — §6
Tenant and branch structure	LOS	The POS reads it
Seat, role and capability model	LOS	★ One shared model. The POS enforces the same capabilities on its own surfaces.

1.1 ★ The two rows most often got wrong

Loan status

The LOS computes it. The POS renders what it was told.

This is not a style preference, and the product has already been bitten by it once. When both sides could decide what a milestone meant, a file at the *Approved / Suspended* milestone told the borrower **"You are approved. A short list of items finishes it."** A *suspended* file said that.

§2 is the fix, and it is structural rather than procedural: the POS's borrower-facing words are **derived from the published table by construction**, so a stage with no row **goes silent** rather than inventing a sentence. That is the safe direction to fail in.

The AI assistant

★ **The borrower assistant reads loan state and writes nothing to the loan.** It cannot change a stage, clear a condition, set a fee, or record a consent. Every one of those is an act by a licensed or authorised human, and the assistant's inability to perform them is a **design property, not a current limitation**.

1.2 What "one owner" means in practice

Situation	Wrong	Right
Both halves need the borrower's name	Each stores its own copy and they drift	The LOS holds the authoritative record post-handoff; the POS reads it back
The POS wants to show "in underwriting"	Derive it from <code>submittedAt</code> and <code>decisionAt</code>	Read <code>status</code> and look it up in the published table (§2)

Situation	Wrong	Right
The LOS needs to know the partner on the file	Re-derive from a query parameter	Receive it in the push payload (§3), where the POS resolved it server-side
Both need to know when the application legally began	Each computes six-piece completeness	★ The POS detects it; the timestamp crosses as a first-class event; the LOS owns the deadline (§5.1)

2 · ★★ The published stage table

This is the single most important contract in the product. It is the reason a borrower and a processor can never be told two different things about the same loan.

Version	11.4.1
Published	2026-08-20
Owner	★ The LOS. The milestone belongs to the LOS; the POS mirrors and presents it.
Served at	GET /stage-map , with its version
Rule	It is one published, versioned table owned in one place —  not translation logic hardcoded in two codebases.

2.1 Why it is a served table rather than a shared constant

Because a shared constant becomes two constants the first time either side ships independently.

This build had exactly that: the LOS spine carried one copy of the borrower's words, and the POS's localisation file carried a second, Spanish copy.

They agreed on a sentence that was wrong in both languages.

★ The POS takes its borrower-facing words **FROM this table by construction, not by discipline**. Delete a row and the stage **goes silent to the borrower** rather than inventing a sentence.

2.2 The four rules a row can carry

Rule	Meaning
mirror	An ordinary borrower-facing stage. Shown on the tracker; a milestone change generates a borrower message.
item-only	★ Not surfaced under its own name. Surfaced as the specific item needed .
not-surfaced	Not surfaced to the borrower at all. The tracker holds at the last visible stage and no message is generated .
compliance-controlled	Compliance-controlled messaging only, and all borrower automation halts — synchronously and confirmed (§5.3).

2.3 The table, version 11.4.1

LOS milestone	Stage key(s)	Sys	Rule	What the borrower sees
Application Started	started	POS	mirror	"Application started" — <i>Your application is saved. Pick up where you left off any time.</i>
Pre-application — 1003 incomplete	submitted	POS	mirror	"Application submitted" — <i>We have your application and your loan officer has been notified.</i>
Application Taken	app-taken	LOS	mirror	"Application received" — <i>All six required pieces are in. Your disclosures are on the way.</i>
Processing	processing	LOS	mirror	"We're reviewing your file" — <i>A processor is building your file and ordering services.</i>
★ Initial Submission → Approved / Suspended	initial-sub , approved	LOS	mirror	"In underwriting" — <i>Your file is with an underwriter. We will tell you the moment there is anything you need to do.</i>
Resubmitted / Condition Submission	resubmission	LOS	mirror	"Finishing your conditions" — <i>What you sent is being reviewed against your conditions.</i>

LOS milestone	Stage key(s)	Sys	Rule	What the borrower sees
Clear to Close	ctc	LOS	mirror	"Approved — scheduling your closing" — <i>Everything is signed off. Closing is being scheduled.</i>
Docs Out (Sent)	docs-out	LOS	mirror	"Your closing documents are out" — <i>Closing documents have been sent to the settlement agent.</i>
★ Closed / Funded	closed , funded	LOS	mirror	funded → "Funded" — <i>Your loan has funded. Welcome home.</i> closed → "Signed — funding is next" — <i>You have signed. Funding is next.</i>
Post Closing / Purchased	post-closing , purchased	LOS	not-surfaced	🚫 Nothing. The tracker holds at the last borrower-visible stage.
★ Suspended	suspended	LOS	item-only	🚫 Never the word "suspended". The specific item needed , and nothing else.
★ Withdrawn / Denied	withdrawn , denied	LOS	compliance-controlled	A fixed notice — see §2.6 — and all automation halts.

Every row carries an English and a Spanish label and blurb. Spanish is a launch-tier requirement (POS_version1.0.0 M1), and the translation lives in **this table**, not in a separate localisation file that can drift from it.

2.4 ★★ The three rows that exist to prevent a specific harm

"In underwriting" — two milestones, one borrower row

Initial Submission and Approved / Suspended map to **one** borrower row, and that row says "In underwriting."

★ The word "approved" does not reach a borrower until Clear to Close. This row is the direct fix for the live defect in which a **suspended** file told the borrower they were approved. Collapsing the two milestones is not a simplification — it is the control.

Suspended — the item, never the state

⚠️ "Suspended" is a normal operational word and an alarming borrower word. The mapping table is where that judgment gets made **once**, rather than in whichever screen renders it.

The borrower sees **the specific item needed**. They never see the state.

🚫 **Do not invent suspension language.** The POS specification contains zero occurrences of the word "suspend"; this row is the only instruction that exists anywhere for what a suspended borrower is told, and nothing beyond it should be written.

Closed vs Funded — one row, one override

The two milestones share a row, and the **closed** key overrides the label, because ★ a file that has closed but not funded is not funded. On a refinance of a primary residence a three-day rescission period sits between them.

★ The override lives here, in the published table — not in a screen. That is the pattern for every such exception.

Post Closing / Purchased — deliberately silent

This build used to surface these as ordinary borrower blurbs — "Wrapping up" and "Complete." **Both are gone.** The borrower is not told. **Nothing new is said and nothing is invented.**

2.5 The status field on the seam

The loan object exposes **status**. When the lender state is Suspended it additionally exposes:

```
suspension: { reason, owner, since }
```

★ These names are the contract the POS reads. They are not internal shorthand and **they do not get renamed** without a MAJOR version bump on this document and on both halves (§7).

2.6 The compliance-controlled notices, verbatim

These are fixed text.  They are not templates to be improved.

Withdrawn — "Application withdrawn" / "Solicitud retirada"

Your application has been withdrawn. Nothing further is owed, and no automated updates will be sent on this file.

Su solicitud fue retirada. No se debe nada más y no se enviarán actualizaciones automáticas sobre este expediente.

Denied — "Application denied" / "Solicitud denegada"

A decision has been issued. Your Adverse Action notice explains it and your rights. No automated updates will be sent on this file.

Se emitió una decisión. Su aviso de Acción Adversa la explica junto con sus derechos. No se enviarán actualizaciones automáticas sobre este expediente.

★ Note what these notices do **not** do: they do not explain the reason. **The Adverse Action notice does that**, and it is a formal document with legally specified content (L0S_version1.0.0 §9.4). The POS points at it and says nothing more.

2.7 Versioning this table

Change	Bump
A blurb reworded, no rule change	PATCH — 11.4.2
A new row added	MINOR — 11.5.0
★ A row's rule changes, a key moves between rows, or a field name on the seam changes	MAJOR — 12.0.0 , and a MINOR bump on both POS_version and L0S_version

Both halves read the version. A POS that receives a stage-map version it does not recognise must **degrade to silence on unknown rows**, not guess — same failure direction as a missing row.

3 · The push contract: POS → LOS

3.1 What crosses, and when

Trigger	What is sent	Shape
application.submitted	The full loan file plus documents	★ MISMO 3.4 (ULAD) , the industry-standard XML dataset
Subsequent borrower edits	Field-level updates	The same schema, partial
New document uploaded	The document, its classification, and the condition it satisfies	Binary + metadata
Consent recorded	The consent record, with its exact text and version	JSON
Rate-lock request	Intent and timestamp	JSON

3.2 ★ Idempotency — keyed by POS loan UUID

SM-01. Every push carries the **POS loan UUID** as its idempotency key. A retry with the same UUID **updates**; it never creates a second file.

⚠ This matters more than it sounds. Without it, a webhook retry during a network blip creates a duplicate loan file, and duplicate loan files in a mortgage system produce duplicate credit pulls, duplicate disclosures and duplicate TRID clocks.

3.3 ★ The document handoff — the rule that removes the loudest complaint

D8, in the POS document. Every document arrives in the LOS **already**:

1. **Classified** — pay stub, W-2, bank statement, identification.
2. **Named to convention** — the LOS's convention, not the borrower's filename.
3. **Attached to the condition it satisfies.**

★ **The test for this whole contract:** *a processor should never have to ask the borrower for something the borrower already gave us.* That single failure is the loudest complaint borrowers have about every product on the market, and it is **entirely a plumbing problem**.

3.4 What must never be re-keyed

These arrive from the POS and are **never retyped** on the LOS side. Each is a mapping chain (`LOS_version1.0.0` §6.2):

Value	Where it flows
Property address	USPS verify → appraisal order → title order → flood → CD → legal/exhibit → Deed of Trust → MERS
The 236 URLA fields	The 1003, AUS, DTI, conditions, disclosures
Borrower identity and contact	The Loan Summary, all correspondence
Income and employment	Income calculation → 1003 → AUS → DTI → conditions
Assets and their source	Underwriting, reserves, cash-to-close
Attribution — loan officer, referral partner, campaign	Reporting, partner scorecards, compensation
★ The six-piece trigger timestamp	The TRID clock — see §5.1
Consents — with exact text and version	The consent ledger on both sides

3.5 ★ The `LosAdapter` interface

SM-08. The LOS sits behind an interface with **two implementations**, so that changing the LOS is a new implementation rather than a rewrite.

```
interface LosAdapter
|— pushApplication(mismo34, idempotencyKey)      → losLoanId
|— pushUpdate(losLoanId, partialMismo34, key)   → ack
|— pushDocument(losLoanId, blob, metadata, key) → documentId
|— pushConsent(losLoanId, consentRecord, key)   → ack
|— requestLock(losLoanId, intent, timestamp)    → requestId
|— getLoan(losLoanId)                          → loan (status, conditions, fees...)
|— subscribe(eventTypes, endpoint)              → subscription
```

Two implementations at launch: the interim LOS in use today, and NACHO LOS.

★ **CM-08 requires the reverse too.** A licensee may arrive with their own front end, so the seam is **an open contract in both directions** — not a private channel between two halves that only work together.

⚠ **Do not leak vendor response shapes past the adapter.** The moment business logic branches on a specific LOS's field naming, the interface has stopped being an interface.

3.6 Multi-tenancy across the seam

SM-11. Tenant identity crosses on **every** call, and both halves enforce it independently.

➡ **The POS must never rely on the LOS to scope a tenant, and the LOS must never rely on the POS.** Two independent enforcements is the point — a single enforcement is a single point of failure on the one boundary where a failure is a data breach.

★ **Credentials are tenant-scoped** (CM-03). Agency credentials — DU, LPA, FHA Connection, MERS — are issued **per lender**. A platform holding one central set cannot be licensed at all.

4 · The event contract: LOS → POS

4.1 The event set

SM-02. The POS subscribes; the LOS publishes. Every meaningful state change is a typed event.

Event	Carries	What the POS does
stage.changed	New stage key, timestamp, actor	Looks the key up in the published table (§2) and renders accordingly. 🚫 It does not interpret the key itself.
condition.added	Condition, its type (PTA/PTD/PTC/PTF), plain-language text	Adds a needs-list item in the borrower's language
condition.cleared	Condition ID	Removes the item; tells the borrower it was accepted
document.received	Document ID, status	Updates the needs list
document.rejected	Document ID, the reason	★ A specific, kind re-request — never "conditions outstanding"
disclosure.sent	Which disclosure, delivery timestamp	Surfaces it for signature
disclosure.signed	Signer, timestamp	Advances the signing room
lock.confirmed	Rate, expiry, plan code	Updates the borrower's lock status and the partner's locked/floating view
lock.expiring	Days remaining	Cadenced warning to borrower and loan officer
valuation.completed	Valuation type, delivery obligation	Triggers the Reg B delivery path
decision.issued	Approve / Suspend / Deny	See §5.3 — the halt
closing.scheduled	Date, location, participants	The closing screen
★ automation.halt	Reason (denied / withdrawn)	★★ Synchronous and confirmed — see §5.3

4.2 ★★ Reconcile to truth, not deltas

SM-04, and it is the rule most likely to be got wrong by a competent engineer.

When the POS and the LOS disagree about a loan's state, the answer is **never** to compute the difference and apply it. It is to **re-read the authoritative side and adopt what it says**.

Why delta application fails here: events can arrive out of order, be duplicated, or be missed during an outage. A system that applies deltas accumulates drift silently and each individual step looks correct. A system that reconciles to truth **cannot** drift, because it never carries state forward that it did not just verify.

Concretely:

- On any ambiguity — an unknown event, an out-of-order sequence, a version mismatch — the POS calls `getLoan()` and **adopts the returned state wholesale**.
- The daily reconciliation sweep (SM-06) does this for **every** open loan and **reports what it healed**, not merely that it ran.

4.3 Delivery guarantees

Requirement	Rule
SM-03	★ Signed webhooks with replay protection. Signature verification, a nonce, and a time window.
—	At-least-once delivery , with de-duplication at the consumer . Exactly-once does not exist across a network; de-duplication is how you get its effect.
—	Out-of-order events reconciled to true state (§4.2), never applied blindly in arrival order.
SM-05	★ Dead-letter queue surfaced to a human. A failed event that only lands in a log is a lost event.
SM-06	Daily reconciliation sweep with drift alerting.
—	Exponential-backoff retries with an idempotency key on every call.

4.4 ★ The one event that is not fire-and-forget

Every event above is asynchronous **except** the automation halt (SM-10). It is specified in §5.3 and it is the only place in this contract where the LOS **waits for a confirmation** before considering the act complete.

4.5 What the POS may derive, and what it may not

The POS may	The POS may not
Render the borrower-facing label from the published table	➔ Compute a stage from any combination of fields
Translate a condition into plain borrower language	➔ Decide whether a condition is satisfied
Show that a lock is confirmed and when it expires	➔ Decide that a lock is effective
Show a fee and what authorised it	➔ Decide whether a fee is permitted before ITP — that gate is enforced on both sides independently (§5.2)
Show that a valuation is available	➔ Decide that the Reg B delivery obligation is satisfied
Show the partner a milestone	➔ Show the partner anything financial — the partner view is a separate projection , not a filtered loan

★ **The last row is the one with the sharpest architectural consequence.** The partner-facing view is built from a **separate, smaller object**. Financial fields are not hidden from the agent — **they were never in the payload that was sent**. This is what makes the partner-scoped AI assistant safe against prompt injection: a retriever cannot reach data that is not in its index.

5 · Compliance boundaries that cross the seam

⚠ **These four are the ones where a seam defect is not a bug — it is a violation.** Each is enforced on **both** sides independently, because a control that exists on only one side of a network boundary is a control that fails whenever that boundary does.

5.1 ★★ The TRID clock — split ownership, single deadline

SM-09. This is the most nuanced row in the ownership matrix, and it is worth stating three ways so it cannot be misread.

Responsibility	Owner	Why
Detect that the six pieces are complete	POS	The six pieces land there. That is where "an application now exists" becomes knowable.
Timestamp that moment	POS	The instant is the fact; it must be captured where it happens
Carry the timestamp across the seam	★ A first-class event, not a field on a batch	It is the input to a legal deadline
Generate and deliver the disclosures	LOS	Through the document vendor
★ Own the three-business-day deadline	LOS	—
Log the whole sequence	Both	Neither trail is a subset of the other

★★ **Whoever owns delivery owns the deadline.** That sentence is the entire point of the split.

The six pieces, restated so neither team has to look them up: name · income · Social Security number · property address · estimated property value · loan amount sought.

★ **The pre-trigger warning (K20)** fires on the **POS** side: the system knows when the borrower is one field away from creating a legal application and tells the loan officer, **so the clock is started deliberately rather than by accident**.

⚠ **Business-day arithmetic is defined once.** TRID contains two different definitions of "business day." They are codified — in one place — and **both halves use the same implementation**. Two independent implementations of a date rule will disagree, and the disagreement will be invisible until an examination.

5.2 ★★ The pre-ITP fee gate — enforced twice, on purpose

Both halves enforce this independently. It is the one duplication this document explicitly *requires*, and the reason is that a fee can be created on either side.

Before Intent to Proceed, exactly one fee type may exist: a bona fide, reasonable credit-report fee. No appraisal fee, no application fee, no lock fee, no processing deposit. §1026.19(e)(2)(i).

Documents may be invited but never required before Intent to Proceed. The needs list may appear; it may not block. §1026.19(e)(2)(iii).

Side	Enforcement
POS	K21 — the fee model rejects a non-credit fee before ITP. K22 — the needs-list model cannot set required before ITP.
LOS	CO-07 — the same rejection, at the same data layer, on the fee sheet.

★ **Intent to Proceed is its own timestamped act** (K24, CO-08). Never pre-checked. Never inferred from silence. **Never riding on the e-signature of the Loan Estimate** — a borrower may receive an LE and choose not to proceed, and that must be a representable outcome.

5.3 ★★ The adverse-action automation halt — the only synchronous event

SM-10. This is the single most important line in this document after the stage table.

When a file is **denied** or **withdrawn**, the POS's borrower automation must stop — and ★ **the LOS must know that it stopped, synchronously and confirmed.**

⊖ **An asynchronous "we published the event" is not sufficient.** The failure mode is a cheerful marketing message reaching a borrower who was denied an hour ago. **That is a fair-lending problem, not a bug.**

The sequence:

```

LOS: decision.issued (denied | withdrawn)
  |
  |→ POS: automation.halt ————— SYNCHRONOUS
  |   · stop every campaign, nudge, milestone card, partner update
  |   · stop the listing-agent stream
  |   · stop the assistant from generating anything new
  |   |→ ACK ("halted", timestamp, what was stopped)
  |
  |
LOS: records the confirmed halt on the file
  |
  |→ only now does the milestone change complete
  
```

★ **If the acknowledgement does not arrive, the LOS raises it as an incident** — a task on the loan officer and an alert to compliance. It does not silently proceed and it does not retry indefinitely in the background while a borrower receives messages.

Related rules that must not be missed:

- ⊖ **Withdrawn ≠ denied** (CO-20, M9). Different obligations, different notices. A borrower who walked away was not declined.
- The published stage table's **compliance-controlled** rule (§2.6) supplies the **only** words the borrower sees, and they do not explain the reason — **the Adverse Action notice does that.**
- ★ The **counteroffer clock** (K25, CO-18) means a file can *become* an adverse action 30 days after a counteroffer nobody accepted. **That transition fires this same halt**, and it is the one everybody forgets because the file still feels alive.

5.4 The CD three-day scheduling block

CO-10. The Closing Disclosure must be received by the borrower **at least three business days before consummation.**

- The **LOS** owns the CD and its delivery timestamp.

- The **POS** owns the borrower's closing scheduler (E7).
- ★ **The block is enforced on both sides:** the POS cannot offer a closing slot that would violate the window, and the LOS refuses to advance the milestone if one somehow were.

⚠️ Electronic delivery carries **received-timestamp presumption rules**. The presumption used is defined once, in the LOS, and the POS reads the resulting permissible date range — it does not compute its own.

5.5 Consent and revocation across the seam

Consent	Lives on	Crosses as
Contact — SMS, email	The Person , POS side	★ Revocation propagates to POS, CRM, assistant and partner stream within seconds (K12)
E-SIGN	The Loan , POS side	Pushed to the LOS with exact text and version
Credit authorisation	The Loan , POS side	Pushed; ⚠️ reuse across concurrently open files is counsel's decision, not a developer's inference
Partner update stream	Its own record	★ Separately revocable , independent of the borrower's other consents (K16)
Listing-agent disclosure	Its own record	Its own checkbox, its own revocation, scoped to one transaction, expiring at funding or termination (I24)

★ **Every consent record carries the exact text shown, its version, the timestamp, the IP and the device — never a boolean.** The test is an examiner asking *"prove this borrower consented to this text on this date"*, and the answer must be **one query**, on either side of the seam.

6 • ⚠️ Conflicts to resolve before code

★ **These are named, owned and open.** They are in this document rather than in either half's because they cannot be resolved by one team — resolving them unilaterally is precisely how the two halves end up disagreeing at runtime.

6.1 ★★ Conflict 1 — who sends disclosures

Three sources give three answers.

Source	Position
The Director of Operations, verbatim	**Currently the LO sends initial disclosures and revised LEs while the ICD is sent by the Closer — my team/processor sends the Revised LE if needed and closer sends ICD. ALL are sent in the LOS — not the POS. **
The prior NachoLOS blueprint	The loan officer sends initial disclosures from the POS / LO Portal
The POS specification	Assumed a POS-side delivery experience, with the TRID trigger timestamped there

Recommendation, for the decision-maker to accept or reject: follow the Director of Operations. She is describing what a licensed shop does today under an existing compliance regime, and ★ **disclosure delivery is not a place to introduce novelty for architectural tidiness.**

The provisional split, already written into §5.1 — and it satisfies all three concerns: the **POS detects and timestamps** the trigger; the **LOS generates, delivers and owns the deadline; both log**; and the timestamp crosses as a first-class event.

Decision owner: CLEAR. **Blocks:** the disclosure screens on both sides, and SM-09.

6.2 Conflict 2 — the long-term owner of the disclosure audit trail

Today the document vendor holds the authoritative disclosure trail. The LOS reconciles to it (AU-03).

The open question: does that remain true, or does the LOS become the system of record with the vendor as a subordinate source?

Why it matters now rather than later: it determines whether the one-action examination pull (CO-25) can be satisfied from CLEAR's own systems, or whether it will always require a vendor export. That is an operational dependency with commercial implications under §1.6 licensing.

Decision owner: CLEAR, with compliance counsel. **Blocks:** nothing immediately — AU-03 (reconcile to the vendor's trail) is correct under either answer.

6.3 Conflict 3 — the brokered channel

⚠ **Absent from the prior blueprint entirely**, leaving roughly **one loan in eight** with no home in the system.

The seam question specifically: a brokered loan is **disclosed and handed off**. That means the POS → LOS push, the event subscription and the borrower's status experience all terminate somewhere different, and **nobody has specified where**.

Decision owner: CLEAR. **Blocks:** PR-09, and the brokered path through this entire document.

6.4 Conflict 4 — hard-credit-pull reuse across concurrent files

A borrower may run more than one live application at once — refinancing two rentals, or a purchase alongside a refinance (B22).

A single hard pull may be reusable across files opened close together. The authorisation record is per-loan regardless.

⊖ **The reuse window is counsel's call, and it must not be inferred by a developer.**

Decision owner: compliance counsel. **Blocks:** B25's implementation detail only — the per-loan authorisation record is settled and can be built now.

6.5 Conflict 5 — the review rule that keeps §1 true

★ **This is not an open question; it is a standing process commitment**, recorded here because it is what prevents §1 from decaying.

Any pull request that computes a stage, a status, a tolerance bucket, a business-day count or a compliance deadline in the POS must be reviewed against §1 and §2 before merge.

The rule exists because the failure it prevents is invisible in code review otherwise. A function called `deriveStatus()` in the POS looks perfectly reasonable, passes its tests, and is a violation of the single most important contract in the product.

Suggested enforcement: a lint rule or a CODEOWNERS entry on the relevant modules, so this is mechanical rather than a thing somebody has to remember.

6.6 Summary — what is blocked on whom

#	Conflict	Owner	Blocks
1	★★ Who sends disclosures	CLEAR	Disclosure screens both sides, SM-09
2	Disclosure audit-trail ownership	CLEAR + counsel	Nothing immediately
3	★ The brokered channel	CLEAR	PR-09 and its whole path
4	Hard-pull reuse window	Counsel	B25 detail only
5	The seam review rule	Both engineering teams	★ Nothing — adopt it now

7 · Change control for the seam

7.1 ★★ The rule that makes the seam different

The POS and LOS documents version independently. **This one does not.**

★★ **A change to anything in this document forces at least a MINOR version bump in BOTH `POS_version` and `LOS_version`.**

Because by definition, a change to the seam affects both halves. A seam change that appears in only one half's changelog is exactly how one team ships against a contract the other team has not read.

7.2 Version rules for this document

Bump	When	Also requires
PATCH — 1.0.x	Wording clarified. No contract changed.	Nothing
MINOR — 1.x.0	A new event type; a new field on an existing payload; a new row in the ownership matrix	MINOR bump on both POS and LOS
MAJOR — x.0.0	★ An owner moves in §1; a field is renamed or removed; an event's meaning changes; the stage table's rules change	MINOR bump on both POS and LOS and a joint review before merge

The stage table carries its own version (§2.7), served alongside it. The two version numbers are independent: this document can go to 1.1.0 without the stage table moving from 11.4.1.

7.3 Backward compatibility, and the direction to fail in

Situation	Required behaviour
The POS receives a stage key it does not recognise	★ Go silent on that row. Hold the tracker at the last known-visible stage. 🛑 Do not guess a label.
The POS receives a stage-map version it does not recognise	Adopt the table it was served, and treat unmapped keys as not-surfaced
The LOS receives a push field it does not recognise	Store it, ignore it, and log it. 🛑 Never reject the whole payload for one unknown field.
Either half receives an event type it does not recognise	Acknowledge, log, and trigger a <code>getLoan()</code> reconciliation (§4.2)
A required field is missing	Reject with a named reason. This is the one case where failing loudly is correct — a missing required field is a defect, not a version skew.

★ **The pattern: unknown things degrade to silence; missing required things fail loudly.** Silence is safe for a borrower-facing label. Silence is dangerous for a compliance input.

7.4 The joint review

★ A **MAJOR** change to this document requires **both teams in the same review** before merge. Not a notification, not a changelog entry either team can miss — a review.

This is a small amount of process guarding the failure this entire document exists to prevent.

7.5 Changelog

Version	Date	What changed
1.0.0	2026-09-01	First delivery. The ownership matrix, the published stage table at version 11.4.1, the push and event contracts, the four compliance boundaries that cross the seam, and the five open conflicts — named rather than resolved unilaterally.

7.6 ★ The checklist before either half ships anything that touches the seam

- Does this change a row in **§1 (ownership)**? → MAJOR, joint review.
- Does this compute a stage, status, tolerance bucket, business-day count or compliance deadline **in the POS**? → 🛑 **Stop.** See §6.5.
- Does this add or change an **event** (§4)? → MINOR here, MINOR both halves.
- Does this touch the **TRID clock**, the **pre-ITP fee gate**, the **automation halt**, or the **CD three-day block** (§5)? → ★ Both halves must be re-verified, together, with the dedicated test suites (`POS_MAINT-04`, `LOS_MAINT-03`).
- Does this rename a field on the wire — including `status` or `suspension.{reason,owner,since}`? → ★ MAJOR, joint review.
- Is a new stage key involved? → Add the row to the **published table** (§2), bump its version, and let both halves read it. 🛑 **Never hardcode the label in a screen.**

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