Let me provide a short narrative regarding the purpose of the PIMS tables and the MSI-xxx tables that will help to explain the reason for “original” and “updates” in the fields. Sorry for the length of what you need to read here, but hopefully I can convey what is finally 100% clear to me now [after reading/thinking about this so many times]…..

The PIMS tables are the official system of record for Cascade when it comes to anything regarding the portfolio. When they make a purchase, there are certain fields of data that are being captured within the PIMS tables [our next part of the functionality we will build will be handling the “purchase” information and filling in the PIMS tables with data from incoming purchases – but for now, all we are doing is RETRIEVING data from PIMS and NOT WRITING any data to the PIMS tables].

# PORTFOLIO PURCHASE SUMMARY

Step 1 – Retrieving a new Portfolio Purchase

There are considerably more data fields in the PIMS RACCOUNT table than what we are pulling into our “Purchase Summary” screen. However, when we select the Portfolio number for the first time, it will look in the PIMS RACCOUNT table and populate the fields as I have indicated in the PDF wireframe document. When the Cascade user is looking at the information that is there, the ONLY fields that may be editable AT THAT TIME are:

* Seller
* Resale Restriction
* Cut-off Date
* Putback Term
* Notes

At this point, ALL of the other fields are NOT EDITABLE by the user. However, if the user wants to update ANYTHING else in the Purchase Summary fields, then they must click the “Edit” button.

If the user clicks the “Save” button to the right of the Portfolio Purchase Summary screen, then all of the data presented on the screen at that moment in time will be written to the MSI-xxx table [as described below] and the screen will remain with all of the data on it so that the user could [if desired] click the “Edit” button and move to the “View/Edit” screen where changes could be made [as described below].

Step 2 – Editing the new Portfolio Purchase

If the user clicks the “Edit” button, then 2 things will happen - - ->

1. The record AS DISPLAYED in the current Portfolio Purchase Summary screen will need to be written to our MSI-xxx table [that contains the columns for the fields that are on the “Summary” portion of the form, plus any other columns for data fields that we may need as “calculation” data].
   1. This should either be done by having columns identified as “original” and “updated” or having 2 separate MSI-xxx tables that are identical, except that one of the tables holds the “Original” information for fields and the other table holds the “Updated” information for the fields
2. They will be taken to the “View/Edit” screen where ANY of the fields in the Portfolio Purchase Summary form could be changed by the user.

Step 3 – Displaying the View/Edit Portfolio Purchase Summary screen

When the user gets to this screen, ANY of the fields in the Portfolio Purchase Summary could be changed and the following conditions exist:

1. The screen should be displayed like the “edit” screen in the PDF shows
2. All of the radio buttons are shown [non-selected] by all of the fields and all of the fields can now be updated by the user
3. The “Show Original” check box is “checked” to indicate that the data being displayed is the “original” data [that was listed in the PIMS RACCOUNT table]

Step 4 – Making changes on the View/Edit Portfolio Purchase Summary screen

Now that the user is looking at the View/Edit Portfolio Purchase Summary screen, the following actions will take place:

1. When any of the fields in the Portfolio Purchase Summary screen have been updated, the radio button to the right of that field should be marked as “selected” [this will provide a visual cue to the user to indicate that the field has been updated].
2. In addition, the “Show Original” check box will become “un-checked” and the “Show Updates” check box will become “checked”
3. Once the user has completed making the desired changes they MUST enter a note in the “Purchase Notes” field [this will become the ONLY “mandatory” field when an updated has been made – this is so that the user MUST enter something regarding the change(s) that were made
4. After all updates have been made, and a note has been entered, the user will click the “Save” button to the right of the Portfolio Purchase Summary screen and the record will be updated appropriately [e.g. the “updated” information will be noted in the “MSI-xxx updates” table]
5. The information will remain on the screen once the user clicks “Save”

Step 5 – Viewing the “Show Original” versus the “Show Updates” information.

When the user is viewing a record that has been “updated” the following actions will take place:

1. When an updated record is being displayed, the radio button to the right of the updated field will be “selected” to indicate that the field has been updated
2. In addition, the “Show Updates” check box will be “checked”
3. When the user clicks the “Show Original” check box, the following actions will take place:
   1. The “Show Original” check box will become “checked”
   2. The “Show Updates” check box will become “un-checked”
   3. Any of the fields that had been updated will be replaced with the “original” data from the “MSI-xxx original” table for those fields
   4. The radio button to the right of the “updated” field will now become “un-selected” since the data being displayed in that field is showing the “original” data from the appropriate MSI-xxx table
4. SPECIAL NOTE on all data fields EXCEPT the “Notes” field
   1. There only needs to be a tracking of the “Original” data was pulled from the PIMS tables for the first time
   2. Any field that has been “updated” can be “overwritten” with the data if the field is updated for a 2nd, 3rd or “nth” time - - - for example
      1. Assume the “Original Purchase Date” was 10/1/2012
      2. If the “Purchase Date” field is updated by the user to be 10/15/2012, that date is written into the “MSI-xxx updates” table and the “Show Updates” selection would show the updated date of 10/15/2012, and the radio button to the right of the field would be “selected”
      3. If the user clicked the “Show Original” checkbox, then the Purchase Date of 10/1/2012 would again be displayed, and the radio button would be “un-selected”
      4. If the user changed the “Purchase Date” to 11/1/2012, then the “Show Updates” checkbox would be checked and the date of 11/1/2012 would OVERWRITE the Purchase Date field in the “MSI-xxx updates” table, and the radio button to the right of the field would be “selected”
      5. If the user clicked the “Show Original” checkbox, then the Purchase Date of 10/1/2012 would again be displayed, and the radio button would be “un-selected”
      6. FINALLY, if the user clicked the “Show Updates” checkbox, then the “Show Updates” checkbox would be checked, the updated “Purchase Date” of 11/1/2012 would be displayed, and the radio button would be “selected”
5. SPECIAL NOTE on the “Notes” field
   1. Following the use case example described above regarding the updates to the “Purchase Date” field, any updates to the “Notes” field would be APPENDED to any previous notes AND any previous notes would be “non-editable” - - the ONLY thing the user would be able to do is “add” information to the “Notes” field but NOT change anything that was previously entered
   2. The user should also be able to see any of the previous notes that were entered, but just not be able to edit them

# PORTFOLIO SALES SUMMARY

Step 1 – Retrieving a new Portfolio Sale

There are considerably more data fields in the PIMS RACCOUNT table than what we are pulling into our “Sales Summary” screen. However, when we select the Portfolio number for the first time, it will look in the PIMS RACCOUNT table and populate the fields as I have indicated in the PDF wireframe document. When the Cascade user is looking at the information that is there, the ONLY fields that may be editable AT THAT TIME are:

* Sales Batch #
* Lender
* Buyer
* Cut-off Date
* Putback Term
* Notes

At this point, ALL of the other fields are NOT EDITABLE by the user. However, if the user wants to update ANYTHING else in the Sales Summary fields, then they must click the “Edit” button.

If the user clicks the “Save” button to the right of the Portfolio Sales Summary screen, then all of the data presented on the screen at that moment in time will be written to the MSI-xxx table [as described below] and the screen will remain with all of the data on it so that the user could [if desired] click the “Edit” button and move to the “View/Edit” screen where changes could be made [as described below].

Step 1A – Viewing the various “Batches” of Sales

Once a portfolio has been purchased, there will be multiple “sales” of the portfolio that will likely be in smaller portions [or “batches”] rather than trying to sell the entire portfolio at once. The data will be grouped in a “batch” based upon the Sale Date [e.g. the RACCOUNT\SoldDate] for the account. These “batches” of records will be displayed as “Portfolio Sales X of Y” in the scroll bar at the top of the Portfolio Sales Summary screen and the user will be able to “scroll” through the different “Sales” summary screens using the horizontal scroll bar.

In addition, the user could select the sales batch number to “jump” directly to a specific batch from the “Sales Batch #” drop down field.

* SPECIAL NOTE: The Sales Batch # should be a system generated number consisting of the portfolio # plus a sequential number
* For example, if there are 4 “batches” of sales within Portfolio GMC002, then the “Sales Batch #” drop down field would list the following:
  + GMC002-001
  + GMC002-002
  + GMC002-003
  + GMC002-004
* The “Sales Batch #” would be system-generated and would be written to the account record within the MSI-xxx table as the sales take place
  + Remember – the batch # would be assigned based on the “batches” of accounts from the RACCOUNT table based upon the “RACCOUNT\SoldDate” field

Step 2 – Editing the new Portfolio Sales

If the user clicks the “Edit” button, then 2 things will happen - - ->

1. The record AS DISPLAYED in the current Portfolio Sales Summary screen will need to be written to our MSI-xxx table [that contains the columns for the fields that are on the “Summary” portion of the form, plus any other columns for data fields that we may need as “calculation” data].
   1. This should either be done by having columns identified as “original” and “updated” or having 2 separate MSI-xxx tables that are identical, except that one of the tables holds the “Original” information for fields and the other table holds the “Updated” information for the fields
2. They will be taken to the “View/Edit” screen where ANY of the fields in the Portfolio Sales Summary form could be changed by the user.

Step 3 – Displaying the View/Edit Portfolio Sales Summary screen

When the user gets to this screen, ANY of the fields in the Portfolio Sales Summary could be changed and the following conditions exist:

1. The screen should be displayed like the “edit” screen in the PDF shows
2. All of the radio buttons are shown [non-selected] by all of the fields and all of the fields can now be updated by the user
3. The “Show Original” check box is “checked” to indicate that the data being displayed is the “original” data [that was listed in the PIMS RACCOUNT table]

Step 4 – Making changes on the View/Edit Portfolio Sales Summary screen

Now that the user is looking at the View/Edit Portfolio Sales Summary screen, the following actions will take place:

1. When any of the fields in the Portfolio Sales Summary screen have been updated, the radio button to the right of that field should be marked as “selected” [this will provide a visual cue to the user to indicate that the field has been updated].
2. In addition, the “Show Original” check box will become “un-checked” and the “Show Updates” check box will become “checked”
3. Once the user has completed making the desired changes they MUST enter a note in the “Sales Notes” field [this will become the ONLY “mandatory” field when an updated has been made – this is so that the user MUST enter something regarding the change(s) that were made
4. After all updates have been made, and a note has been entered, the user will click the “Save” button to the right of the Portfolio Sales Summary screen and the record will be updated appropriately [e.g. the “updated” information will be noted in the “MSI-xxx updates” table]
5. The information will remain on the screen once the user clicks “Save”

Step 5 – Viewing the “Show Original” versus the “Show Updates” information.

When the user is viewing a record that has been “updated” the following actions will take place:

1. When an updated record is being displayed, the radio button to the right of the updated field will be “selected” to indicate that the field has been updated
2. In addition, the “Show Updates” check box will be “checked”
3. When the user clicks the “Show Original” check box, the following actions will take place:
   1. The “Show Original” check box will become “checked”
   2. The “Show Updates” check box will become “un-checked”
   3. Any of the fields that had been updated will be replaced with the “original” data from the “MSI-xxx original” table for those fields
   4. The radio button to the right of the “updated” field will now become “un-selected” since the data being displayed in that field is showing the “original” data from the appropriate MSI-xxx table
4. SPECIAL NOTE on all data fields EXCEPT the “Notes” field
   1. There only needs to be a tracking of the “Original” data was pulled from the PIMS tables for the first time
   2. Any field that has been “updated” can be “overwritten” with the data if the field is updated for a 2nd, 3rd or “nth” time - - - for example
      1. Assume the “Original Sale Date” was 10/1/2012
      2. If the “Sale Date” field is updated by the user to be 10/15/2012, that date is written into the “MSI-xxx updates” table and the “Show Updates” selection would show the updated date of 10/15/2012, and the radio button to the right of the field would be “selected”
      3. If the user clicked the “Show Original” checkbox, then the Sale Date of 10/1/2012 would again be displayed, and the radio button would be “un-selected”
      4. If the user changed the “Sale Date” to 11/1/2012, then the “Show Updates” checkbox would be checked and the date of 11/1/2012 would OVERWRITE the Sale Date field in the “MSI-xxx updates” table, and the radio button to the right of the field would be “selected”
      5. If the user clicked the “Show Original” checkbox, then the Sale Date of 10/1/2012 would again be displayed, and the radio button would be “un-selected”
      6. FINALLY, if the user clicked the “Show Updates” checkbox, then the “Show Updates” checkbox would be checked, the updated “Sale Date” of 11/1/2012 would be displayed, and the radio button would be “selected”
5. SPECIAL NOTE on the “Notes” field
   1. Following the use case example described above regarding the updates to the “Sale Date” field, any updates to the “Notes” field would be APPENDED to any previous notes AND any previous notes would be “non-editable” - - the ONLY thing the user would be able to do is “add” information to the “Notes” field but NOT change anything that was previously entered
   2. The user should also be able to see any of the previous notes that were entered, but just not be able to edit them