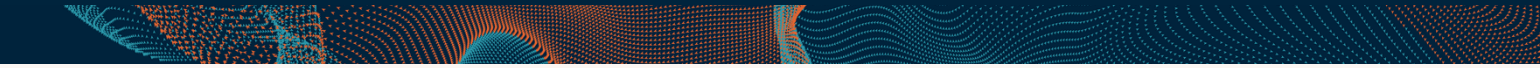


Modernizing Real Estate Disbursements How BNY and Swirepay accelerate settlement and improve operational efficiency



Across the real-estate space, organizations are under increasing pressure to move funds faster, reduce manual work, and gain clearer visibility over payment lifecycles while also decreasing fraud risk. Though many operational workflows are already digitized, the final step of moving and reconciling funds remains predominantly manual – resulting in delays and numerous operational inefficiencies.

Swirepay, a payment orchestration and reconciliation platform, worked with BNY to help real estate organizations digitize their disbursements and introduce real-time speed, while also streamlining reconciliation, gaining not only real-time payment confirmation and remittance visibility but an improvement to overall productivity.

CHALLENGE

Real estate transactions involve multiple systems and bank portals, often requiring large check issuances that demand fast, precise coordination. Title and escrow companies distribute funds to brokers, agents, and vendors across extensive field networks.

Closing platforms and PropTech providers manage various payment workflows, including order and rental payments. However, reliance on legacy payment methods like checks and wires limits speed, scalability, and visibility, creating costly inefficiencies, especially in title and settlement operations where disbursements are a critical closing step.

SOLUTION

BNY and Swirepay collaborated to create an embedded banking solution for real estate title and settlement operations, built on BNY's Banking-as-a-Service (BaaS) platform, **BNY A.M.P.** The solution leverages instant payments via RTP® and FedNow®, combined with an FBO account structure and virtual accounts.

This setup lets Swirepay offer clients BNY-backed accounts without direct banking relationships. Each transaction participant receives a virtual account, streamlining fund management and aligning payments with settlement files.

Swirepay integrates BNY's services into a single platform that automates sender/recipient validation, executes real-time payments, and provides end-to-end reconciliation.

IMPACT

By unifying payments, account management, and reporting, the solution enhances transparency, reduces manual work, and ensures accurate disbursements. The solution is also available via APIs for seamless integration into existing systems.

BNY and Swirepay have modernized the disbursement layer, embedding real-time payment capabilities directly into transaction workflows, and automating a reconciliation process at scale, helping organizations to accelerate settlement timelines, reduce operational complexity, and improve overall productivity.

MEASURABLE RESULTS

3 DAYS

Decreased average closing time by 3 days, accelerating the transaction lifecycle

90%

Improved vendor payout times by 90%, enabling service providers to receive funds faster

3X

Supercharged operational capacity, with teams supporting 3x as many files without additional staff



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