

Governance, Risk & Compliance

What's New with the Documents

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What's New

MULTI-STATE

Borrower Certification and Authorization

The Borrower Certification and Authorization has been updated to create a separate document instance for each borrower so individual (non-joint) borrowers will receive their own copy of this certification and joint borrowers will receive a combined copy with the corresponding signature fields. In addition, the document name in the drop-down on the Document Data page will not include the first and last name or business name of the borrower. Also, the Notice to FHA or VA Borrowers section will be printed only if the Type of Mortgage is set to FHA or VA. Previously, the section was permanently available within the form.

Consumer Handbook on Adjustable Rate Mortgages Spanish

The Consumer Handbook on Adjustable Rate Mortgages Spanish has been updated to follow the CFPB CHARM booklet model form. The whole structure and the language have been redesigned.

HUD 92900A Addendum to Uniform Residential Loan Application

The Federal Housing Administration (FHA) has revised its Form HUD 92900-A, Addendum to the URLA, as part of a wider effort included in the Housing Finance Reform plan. Mortgagee Letter 2020-49 indicates that lenders must use the revised or renewed forms for case numbers assigned on or after March 22, 2021. Early use date: immediately.

The HUD 92900A Addendum to Uniform Residential Loan Application has been updated as follows:

- In the Part I:
 - o The VA Application for Home Loan Guaranty option has been removed along with all the VA related information throughout the document;
 - o FHA Case No has been renamed to Agency Case No;
 - o Fields the Section of the Act for HUD cases, Tax ID of Loan Origination Company, Loan Amount, Interest Rate, Proposed Maturity, Discount Amount, Amount of Upfront Premium, Amount of Monthly premium and Term of Monthly Premium, First Time Homebuyer question, Purpose of the Loan have been removed;
 - o There are 2 separate fields now: Sponsor ID and Agent ID;
 - o Lender/Mortgagee I.D. Code has been renamed to Mortgage ID;
 - o FHA Sponsored Originations has been renamed to Sponsored Originations;
 - o Throughout the document Loan Origination Company has been renamed to Third-Party Originator.
- The Borrower Consent for Social Security Administration to Verify Social Security Number is now in the Part II and includes all the details about Borrower Co-Borrower with the new input information of Date of Birth and Social Security Number.
- Part III is now called: Borrower Notices, Information, and Acknowledgment.
- Part IV is now named Direct Endorsement Approval for a HUD/FHA-Insured Mortgage and does not include Modified and Approved as follows table and all the checkboxes related to Owner-Occupancy, conditions of Approval etc.
- Part V is now called Mortgagee's Certification and does not include HUD Lender type field. Borrower Certification section has been removed will all the fields.

HUD 92900 LT Loan Underwriting and Transmittal Summary

The HUD 92900 LT Loan Underwriting and Transmittal Summary has been updated with the new expiration date of 12/31/2023. In addition, The LDP/SAM field on the first page now includes a “No” option that can be chosen when **Income Not Included** and **System For Award Management (SAM) Code** are not selected.

Important Notice to Homebuyers

The Important Notice to Homebuyers has been updated with the new expiration date of 12/31/2023. In addition, the acronym UFMIP replaced “upfront mortgage insurance premium” within the document text.

Request for Copy of Tax Return IRS 4506

The Request for Copy of Tax Return IRS 4506 has been updated with the new revision date of November 2020. In addition, the following changes within the document have been made:

- The language in the Caution of the 5th section is now printing just: “If the tax return is being sent to the third party, ensure that lines 5 through 7 are completed before signing (see instructions)”;
- The description to the 7th section is now printing only: “Enter the ending date of the tax year or period using the mm/dd/yyyy format (see instructions)”;
- In the 8th section the fee for each return is now changed to \$43 from \$50;
- In the Signature Section two new lines have been added to print/type name of the Borrower, Guarantor or CoSigner and Spouse;
- The language in the Future Developments section is now printing just: “For the latest information about Form 4506 and its instructions, go to www.irs.gov/form4506.”;
- Tip and Automated transcript request sections have been removed. Two additional sections have been added after the Caution, which are Designated Recipient Notification and Taxpayer Notification;
- Chart for individual returns has been also updated with the new addresses and changes in the states have been made;
- In the Specific Instructions section the language of the 1st sentence of the Line 1b of has been updated to print “Enter the social security number (SSN) or individual taxpayer identification number (ITIN) for the individual listed on line 1a, or enter the employer identification number (EIN) for the business listed on line 1a.” In addition, the instruction for Line 7 added the following language “Enter the end date of the tax year or period requested in mm/dd/yyyy format. This may be a calendar year, fiscal year or quarter. Enter each quarter requested for quarterly returns. Example: Enter 12/31/2018 for a calendar year 2018 Form 1040 return, or 03/31/2017 for a first quarter Form 941 return.”

WISCONSIN

Notice About Your Residential Mortgage Loan Application-WI

Notice About Your Residential Mortgage Loan Application-WI has been discontinued as this form has been maintained to allow proper loan documentation for the loans created before TRID effective date of October 2015. Now only the forms that use terminology consistent with TRID disclosures and requirements could be used. The replacement form - Application Disclosure - serves the same purpose as Notice About Your Residential Mortgage Loan Application-WI. Application Disclosure is available in the document list when there is a first Collateral located in Wisconsin and is the borrower’s principal dwelling, and there is an Advanced Fee (Fee will be paid prior to closing is selected in the document data page).

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