

Governance, Risk & Compliance

What's New with the Documents

ComplianceOne® assumptions

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Governance, Risk & Compliance

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What's New

MULTI-STATE

Date and Parties Sections

Signature Sections

Date and Parties and Signature Sections of the documents have been updated for entities so that the description of the entity prints when the type of entity selected is "Other" instead of one of the predefined entity types.

Demographic Information Addendum

The Demographic Information Addendum has been updated to print the principal tribe information only if the **American Indian or Alaska Native** is selected.

Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application has been updated not to print the 'To be Completed by Loan Originator' section as this information is already captured in the Demographic Information Addendum and Government Monitoring Information documents. That is why, the 'To be Completed by Loan Originator' section is not available within the application form when either HMDA Applies is selected within the Loan Definition page or Demographic Information Collected Separately/Government Monitoring Information Collected Separately is selected within the Document Data page.

HUD 92900 LT Loan Underwriting and Transmittal Summary

The HUD 92900 LT Loan Underwriting and Transmittal Summary document has been updated to better align with the agency model forms.

Page 1

- The expiration date was added beneath the OMB Approval Number at the top of the page.
- The Loan Purpose section:
 - Checkboxes have been added for Simple Refinance, 203(k) Standard and 203(k) Limited.
 - Streamline Refinance checkboxes "w/ appraisal" and "w/o appraisal" have been removed.
- Under the Gifts section "Y/N" has been added to the Seller Funded DAP checkbox.
- The "no" checkboxes for the LDP/GSA have been removed.

Page 2

- "Lenders" text has been replaced with "Mortgagees".
- New content for LDP/SAM has been added at the bottom of the page.

Request For A Certificate Of Eligibility

The Request For A Certificate Of Eligibility has been updated with a November 2019 revision date. A new 9B section for Purple Heart recipient has been added to the Military Service and Instructions sections. In addition, minor text changes have been made throughout the document to match the model form.

Uniform Underwriting and Transmittal Summary

The Uniform Underwriting and Transmittal Summary has been updated to be selected for inhouse transactions when **Use Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal** is selected within the Document Data page. Previously the document would only be selected for Fannie Mae, Freddie Mac or loans insured by the USDA.

Veterans Affairs Property Acknowledgment

The Veterans Affairs Property Acknowledgment document has been added. This disclosure is given during loan processing, after required appraisals and inspections are complete. It allows lenders to document the various acknowledgments and certifications required by the VA in the Lender's Handbook.

The optional VA Property Acknowledgment document contains language found in the Veterans Affairs Natural Disaster Certification. Therefore, select either the Veterans Affairs Natural Disaster Certification document or the VA Property Acknowledgment document. The Veterans Affairs Property Acknowledgment document can be selected when **Select Veterans Affairs Property Acknowledgment** is selected within Document Data page.

CALIFORNIA

Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-CA

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-CA has been updated not to print the 'To be Completed by Loan Originator' section as this information is already captured in the Demographic Information Addendum and Government Monitoring Information documents. That is why, the 'To be Completed by Loan Originator' section is not available within the application form when either HMDA Applies is selected within the Loan Definition page or Demographic Information Collected Separately/Government Monitoring Information Collected Separately is selected within the Document Data page.

DISTRICT OF COLUMBIA

Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-DC

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-DC has been updated not to print the 'To be Completed by Loan Originator' section as this information is already captured in the Demographic Information Addendum and Government Monitoring Information documents. That is why, the 'To be Completed by Loan Originator' section is not available within the application form when either HMDA Applies is selected within the Loan Definition page or Demographic Information Collected Separately/Government Monitoring Information Collected Separately is selected within the Document Data page.

Motor Vehicle Title Notification-DC

The Motor Vehicle Title Notification-DC has been discontinued because it is no longer on the DC DMV (Department of Motor Vehicles) website.

GEORGIA

Temporary Authority to Operate Disclosure-GA

The Temporary Authority to Operate Disclosure-GA document has been added after the Georgia Department of Banking and Finance adopted a final rule on December 20, 2019. Per section 80-11-1-.01(11), a mortgage lender or mortgage broker sponsoring a mortgage loan originator who is unlicensed but operating as a mortgage loan originator pursuant to 12 U.S.C. § 5117 shall disclose in writing to each applicant that such mortgage loan originator has temporary authority to operate. The disclosure shall be made no later than the date the consumer signs an application or any disclosure, whichever event occurs first. The applicant shall be

required to sign the disclosure and the lender or broker, as applicable, shall keep a copy of the signed disclosure. This disclosure provision is effective April 1, 2020.

The Temporary Authority to Operate Disclosure-GA document can be selected for loans with property located in the state of Georgia and when **Mortgage Loan Originator Sponsored** and **Mortgage Loan Originator Exempt** are selected within the Document Data page.

OHIO

Acknowledgment Section

The Acknowledgment Section on documents that use a Jurat has been updated to include the new "An oath or affirmation was administered to the signer with regard to this jurat." language after the State and County and before the certificate.

Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-OH

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-OH has been updated not to print the 'To be Completed by Loan Originator' section as this information is already captured in the Demographic Information Addendum and Government Monitoring Information documents. That is why, the 'To be Completed by Loan Originator' section is not available within the application form when either HMDA Applies is selected within the Loan Definition page or Demographic Information Collected Separately/Government Monitoring Information Collected Separately is selected within the Document Data page.

TEXAS

Fannie Mae Freddie Mac 3522.44 Note Fixed 1 Yr Treas HE 1st Lien-TX

Fannie Mae_Freddie Mac 3182_44 Rider Fixed 1 Yr Treas HE 1st Lien-TX

On February 5, 2020, in Lender Letter LL-2020-01 and Bulletin 2020-1, Fannie Mae and Freddie Mac announced revisions to their uniform ARM Notes and Riders to incorporate the Alternative Reference Rates Committee (ARRC) fallback language. Fannie Mae and Freddie Mac also made minor edits to the content. Sellers must use the updated Uniform Instruments for ARMs with Note Dates on or after June 1, 2020 but may begin using immediately.

The Fannie Mae Freddie Mac 3522.44 Note Fixed 1 Yr Treas HE 1st Lien-TX and the Fannie Mae_Freddie Mac 3182_44 Rider Fixed 1 Yr Treas HE 1st Lien-TX documents have been updated to follow the model form. In the Section 4. Adjustable Interest Rate And Monthly Payment Changes the fallback language has been updated in the Section - (B) The Index, Section - (C) Calculation of Changes, Section - (D) Limits on Interest Rate Changes and Section - (G) Replacement Index and Replacement Margin has been added. In addition, the Floor Rate entered within the Calculations page will be printed to Section - (D) Limits on Interest Rate Changes.

WASHINGTON

Recording Requirements Margin

The Washington section of the Recording Requirements Margin file has been updated to increase the space available for text particularly on page 1. The first page top margin was updated from 3.167 inches to 2 inches. Washington has a first page 3-inch top margin requirement, however, the Return To information may be placed within the 3-inch top margin. The margins on all pages were updated to match the Washington requirements and remove the extra 1/10 and 1/6 inch that had previously been included to account for printer shift.

Recording Requirements Prolog



The Washington section of the Recording Requirements Prolog file has been updated to increase the space available for text on page 1 while keeping the right side 3x5 blank space for county recorders.

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