

Governance, Risk & Compliance

What's New with the Documents

ComplianceOne[®] mortgage

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What's New

MULTI-STATE

HUD 92900 LT Loan Underwriting and Transmittal Summary

The HUD 92900 LT Loan Underwriting and Transmittal Summary has been updated with the ability to enter the amount to the Total Fixed Payment field provided by the customer, otherwise the calculated amount will be printed based on the data entered within Debts & Obligations section fields.

Modification Agreement Deed of Trust

Modification Agreement Mortgage

Modification Agreement Deed of Trust has been updated to remove checkboxes in the Maximum Obligation Limit and Reason for Modification sections.

Also, user can enter Parcel ID Number in the Background section for collateral located in the following states: California, Maryland, Montana, Tennessee, and Texas.

Note Consumer (alternate version)

The Property Insurance Required checkbox that is needed to print the property insurance language on the Note Consumer document has been moved from the Transaction data section to the Collateral section on the Document Data page.

The alternate version of Note Consumer has been updated to support transactions governed by Texas law and Wisconsin transactions when Wisconsin Consumer Act applies and the correspondent state-specific language will be printed. The versions of the note previously used for transactions with Texas or Wisconsin jurisdiction has been discontinued.

Also, within Section - "Replacement Index and Replacement Margin," the text has been updated. The first paragraph in the list has been updated to print "residential adjustable-rate mortgages" when the transaction is an adjustable-rate mortgage. In addition, the first paragraph following the list has been updated to print "45" when the transaction is an adjustable-rate mortgage.

Note Consumer

The Property Insurance Required checkbox that is needed to print the property insurance language on the Note Consumer document has been moved from the Transaction data section to the Collateral section on the Document Data page.

Also, the Section - "Post-Maturity Rate":

- a new text has been added to print "I agree to pay interest on the unpaid balance of this note owing after maturity on the same basis as before maturity." when checkbox "Reg Z Section 32 Applies" is selected under Transaction Data on the Document data page.
- the rules to include following text: 'After maturity or acceleration, interest on the unpaid balance of this note will accrue on the same basis as interest accrues prior to maturity.' have been changed. It will be included when the Post Maturity Interest Accrues is set to "on the same basis as before maturity".

Partial Release of Real Estate Security Instrument

Release of Real Estate Security Instrument

The Partial Release of Real Estate Security Instrument and Release of Real Estate Security Instrument documents have been updated with the Released Recording Book SDC field to simplify the use of book/volume/liber data collection. Additionally, for the description of the book a new Recording Book Type field has been added. Both fields can be filled in within the Released Collateral node of the left menu of the document.

Uniform Underwriting and Transmittal Summary

The Uniform Underwriting and Transmittal Summary has been updated to show both the Limited Cash-Out Refinance (Fannie) and No Cash-Out Refinance (Freddie) checkboxes so that user can choose either of these options no matter if that is Fannie Mae or Freddie Mac transaction.

Disclosure Notices

The Property Insurance Required checkbox that is needed to print the property insurance language on the Disclosure Notices document has been moved from the Transaction data section to the Collateral section on the Document Data page.

ALABAMA

Motor Vehicle Title Application-AL

Motor Vehicle Title Application-AL has been updated in section Alabama Operator (Lessee) Information to be manually filled by a user.

CALIFORNIA

Fair Lending Notice-CA

The Fair Lending Notice-CA has been updated to print the following text under the section ""IT IS ILLEGAL TO DISCRIMINATE IN THE PROVISION OF OR IN THE AVAILABILITY OF FINANCIAL ASSISTANCE BECAUSE OF THE CONSIDERATION OF" within second paragraph: "RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, OR GENETIC INFORMATION"

KENTUCKY

Insurance Disclosure-KY

The Property Insurance Required checkbox that is needed to print the property insurance language on the Insurance Disclosure-KY document has been moved from the Transaction data section to the Collateral section on the Document Data page.

NEW MEXICO

Authorization for Lender to Obtain Insurance-NM

The Property Insurance Required checkbox that is needed to print the property insurance language on the Authorization for Lender to Obtain Insurance-NM and Freedom to Choose Insurance Company and Insurance Professional-NM documents has been moved from the Transaction data section to the Collateral section on the Document Data page.

NEW YORK

Affidavit Section22-NY

Assignment of Real Estate Security Instrument

Mortgage Closed End

FHA Mortgage

The Affidavit Section22-NY, the Assignment of Real Estate Security Instrument, the FHA Mortgage and the Mortgage Closed End documents have been updated to print the New York Parcel Identification in the language

for the collateral's section(s), block(s), lot(s), and/or unit(s) text has been for collateral located in New York state.

RHODE ISLAND

Insurance Disclosure-RI

The Property Insurance Required checkbox that is needed to print the property insurance language on the Insurance Disclosure-RI document has been moved from the Transaction data section to the Collateral section on the Document Data page.

TEXAS

Home Equity Notice-TX Spanish

Home Equity Notice-TX Spanish has been updated to follow the Spanish model form version of the Home Equity Loan Consumer Disclosure, posted on the Texas Finance Commission website. There have been numerous text changes throughout the form.

Note Home Equity-TX

Note Home Equity-TX has been updated to be consistent with Regulation Z, §1026.32(d)(4). The Post-Maturity Rate section will no longer include the option for the borrower to agree to a specific post-maturity rate when checkbox "Reg Z Section 32 Applies" is selected under Transaction Data on the Document data page.

VERMONT

Notary Section

If execution state is Vermont, Notary Section has been updated to Print "In-Person Electronic" and "Remote Using Communication Technology" in addition to "In Person".

WEST VIRGINIA

Motor Vehicle Title Notification-WV

Motor Vehicle Title Notification-WV has been updated to add additional character fields for Vehicle Title. Also, the text "Driver's License" has been replaced with "Valid Government Issued-Photo ID" throughout the document

WYOMING

Right to Choose Insurance Provider-WY

The Property Insurance Required checkbox that is needed to print the property insurance language on the Right to Choose Insurance Provider-WY document has been moved from the Transaction data section to the Collateral section on the Document Data page.

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