



Financial & Corporate Compliance

What's New with Documents

ComplianceOne[®] mortgage

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What's New

Multi-State

FHA for Your Protection Get a Home Inspection Spanish

The Spanish version of the *For Your Protection, Get a Home Inspection* is now available in the system when the Language Preference Type is set to Spanish on the Document Data page for FHA transactions.

Inter Vivos Revocable Trust Rider

Based on the *Fannie Mae Single Family Selling Guide* Section B8-5-02, only trustors/settlors who are also applicants of credit should be signing the *Inter Vivos Revocable Trust Rider*. The document has been updated to print the signature lines only for trustors/settlors who are also borrowers or cosigners in the transaction.

Modification Agreement Loan

The *Modification Agreement Loan* has been updated to improve state-specific disclosure notices and make them consistent across all the documents. The main changes include:

- The Agreements in Writing for Oregon section has been removed.
- The Spousal Notice for Wisconsin has been added before the Signature section.
- A notice if the transaction is secured by a motor vehicle or vessel and the location state or governing law state is Washington has been added before the Signature section.
- The Notice to Consumer for Texas has been added to the form and will be available in transactions secured by the purchase money mobile home.

Note Consumer

The *Note Consumer* has been updated to improve state-specific disclosure notices and make them consistent across all the documents. The main changes include:

- The Agreements in Writing for Oregon and the Term and Rate of Interest for Rhode Island sections have been removed.
- A notice if the transaction is secured by a motor vehicle or vessel and the location state or governing law state is Washington has been added to the form.
- The Notice to Consumer for Texas has been added to the form and will be available in transactions secured by the purchase money mobile home.
- The Notice for New York has been updated to print when there is a balloon payment in the transaction.

Also, the Additional Charges section of the form has been updated to introduce and list fees which are paid by borrower and in cash. The enhancement has been done due to the customer request.

Besides that, the form has been updated to print the Discounted/Premium Rate subsection after the Variable Rate subsection in the Interest and Other Charges section for variable rate transactions where the Initial Rate Definition is Premium or Discount.

Security Agreement Consumer

The *Security Agreement Consumer* has been updated to improve state-specific disclosure notices and make them consistent across all the documents. The main changes include:

- The Notice to Consumer for Georgia have been removed from the form.
- The Notice to Consumer for Texas has been updated to print in transactions secured by the purchase money mobile home.

Alabama

Motor Vehicle Power of Attorney-AL

The Alabama Department of Motor Vehicles has added the *Motor Vehicle Power of Attorney*. The document is now available in the system if the collateral is a mobile home in Alabama and the “Select the appropriate title application for transactions secured by titled goods” is selected in the document policy in Administration.

Arizona

Motor Vehicle Title Application-AZ

The Motor Vehicle Title Application-AZ has been updated to match the model form. Changes include adding a checkbox for Add Lien, two new checkboxes to indicate whether the location is for a vehicle or mobile home, a field for exemption options and sale date, a field to include the county of the lien holder, a checkbox to indicate if a one-time mailing address will be used for the owners, fields for the owner(s) phone number and email address, and, fields to collect the current title number and state.

California

Cosigner Notice-CA

The document has been updated with the most recent Spanish-language translation.

District of Columbia

Real Property Recordation and Tax

The document has been updated to match the model form. Changes include:

- Each instance of the website www.taxpayerservicecenter.com has been changed to www.mytax.dc.gov;
- The Commercial and mixed-use property section has been removed;

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- Two additional requirements have been added to "Statement to the FP-7";
 - Consideration options have been updated within the Computation of Tax section;
 - The following question "Is any part of the entire building commercial (Class 2)?" has been replaced with "Does the transfer include Condo Parking?"/"If YES, what is the parking account?" in Part B;
 - Within Part I, the instructions have been updated to remove text for the commercial deed and nonexempt security interest considerations and the Recordation Tax and Transfer Tax options 7 through 9.

Georgia

Signature Section

The state specific notary checkboxes and venue information have been removed for deeds on property located in Georgia when the execution state is not also Georgia.

Montana

Motor Vehicle Security Interest Processing-MT

The document has been updated to include many formatting and hard coded text changes. A new field has been added to section B to request a physical title. The address of the purchaser has been split out into separate fields for street, city, state, and zip in section C.

Motor Vehicle Title Application-MT

The Montana Department of Justice has updated the *Motor Vehicle Title Application*. The main changes include:

- The formatting in several areas has been changed to remove bolding and italics.
- The field for the vehicle title number at the top of the document has been removed.
- In section A new fields have been added for text message option and contact preference.
- In sections B, D and E the format of the statutory reference has been updated.
- In section B the Vehicle Style, Trucks One Ton and Under, and Motorcycle and Quadricycle fields have been removed.
- In section C the Date of First Security Interest, Lien Amount, and Second Lienholder information fields have been removed.
- In section D the Dealer Firm Name and Printed Name of Dealer's Agent fields have been removed.

Motor Vehicle Title Notification-MT

The Montana Department of Justice has updated the *Motor Vehicle Title Notification*. The changes include:

- The formatting in some areas has been changed to remove bolding and italics.

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- The Secured Party's Mailing Address field has been split out into individual fields for street, city, state, and zip.
 - The format of the statutory reference has been updated.

New York

Balloon Disclosure-NY

The *Balloon Disclosure-NY* has been removed from the closing package.

Pennsylvania

Motor Vehicle Title Notice-PA

The Motor Vehicle Title Notice-PA has been updated to match the model form. Changes include adding a QR code, renaming the Lienholder Self-Certification section to Lienholder Unsworn Declaration, adding a paragraph to the beginning of the instructions, and updating all the fee amounts.

Texas

FNMA FHLMC Deed of Trust

Within paragraph 27, the sentence "Lender may charge Borrower a fee for releasing this Security Instrument, only if the fee is paid to a third party for services rendered is permitted under Applicable Law" has been changed to add the word "and" so it now reads "Lender may charge Borrower a fee for releasing this Security Instrument, only if the fee is paid to a third party for services rendered and is permitted under Applicable Law".

Vermont

Loan Agreement Construction

Modification Agreement Loan

Note Consumer

The documents have been updated to generate witness lines where the governing law is Vermont or the property is located in Vermont.

Virginia

Deed of Trust Closed End

Deed of Trust MLA

FHA Deed of Trust

FNMA FHLMC Deed of Trust

The documents have been updated to print the 1) instrument number, 2) instrument number followed by the book and page number, or 3) book and page number. To support this change two new checkboxes have been added to the form: **Lender Includes Instrument Number** and **Lender Includes Book and Page Number**. They should be selected in case the instrument number as well the book and page number should be printed to the form. The change is applicable to refinance transactions.

Previously, a user could opt to print either the 1) instrument number or 2) book and page number.

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Phone: 800-274-2711 ext. 1123665

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