

Governance, Risk & Compliance

What's New with the Documents

ComplianceOne[®] mortgage

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Governance, Risk & Compliance

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What's New

MULTI-STATE

Affidavit of Occupancy

The selection rule of the Affidavit of Occupancy has been updated to print an instance of the form for a) each borrower who is an individual; and b) each owner who is an individual that is not a borrower and is occupying the property. Check the **Include the Occupancy Affidavit** under Borrower and/or Owner section on the Document Data page for the document to select. Additionally, the text of the document has been rewritten and reformatted.

Condominium Project Questionnaires

The Condominium Project Questionnaires document has been updated to include the Condominium Project Questionnaire Addendum section when the **Include Condominium Project Questionnaire Addendum** checkbox is selected on the document.

Collateral Mortgage Note-LA Construction Disbursement Schedule Loan Agreement Construction Modification Agreement Loan Note Consumer Note Consumer-TX Note Consumer WCA-WI Note Home Equity-TX

The documents have been updated to include new fields:

- The Initial Rate and Index information;
- The Initials and Transaction Account that can be entered on the documents.

Deed of Trust Closed End

The Deed of Trust Closed End has been updated as follows:

- The Affidavit on Homestead section that was previously printed for Texas has been removed;
- The Request for Reconveyance section that was previously printed for Arizona, Idaho, Oregon, or Washington has been removed;
- The Request for Full Reconveyance section that was previously printed for California has been removed;
- The Affidavit of Consideration and Disbursement that is available when the property is located in Maryland has been updated with a new text and two new fields that can be completed within the form (Person Certifying Consideration Paid and Title of Person Certifying Consideration Paid).

Fannie Mae Freddie Mac 3747 Subordination Agreement Refinance

The Fannie Mae Freddie Mac 3747 Subordination Agreement Refinance has been updated to select if:

- The Type of Mortgage is "Fannie Mae" or "Freddie Mac"; and

- The Type of Loan is "Refinance"; and (*new*)
- The "Include Fannie Mae Freddie Mac 3747 Subordination Agreement Refinance" is selected on the Document Data page; and
- There is a real estate collateral located in any state. Previously, the document was selected in mortgage states only.

Also, the New Loan section has been updated to reflect information from the current loan but not from the original loan.

HOA Authorization Release of Information

The HOA Authorization Release of Information has been added to base content to get permission from the borrower during the loan process that allows the Servicing area to reach out to the Homeowner's Association. It is available in the documents list on the processing phase if:

- The **Escrow Item Type** is Condominium Association Dues or Homeowners Association Dues and **Escrow Payment Amount** > 0 or;
- The **Assessment Non-Escrowed Other Item Type** is Condominium Association Dues or Homeowners Association Dues and **Non-Escrowed Payment Amount** > 0.

Identification Affidavit

The Lender and Borrower sections as well as the Date field have been removed from the Identification Affidavit document.

Inter Vivos Revocable Trust Borrower Affidavit

The Inter Vivos Revocable Trust Borrower Affidavit has been updated as follows:

- The notary section has been removed from the document;
- The word "Affidavit" has been replaced with the word "Agreement" throughout the form.

IRS 1099S Proceeds from Real Estate Transactions

The IRS 1099S Proceeds from Real Estate Transactions has been updated to print a field **For calendar year** to input the year of reporting. Text that previously stated a particular year has been updated with the new language "current". **Due dates** paragraph has been removed and new paragraph **Filing and furnishing** has been added.

Mortgage Interest Statement 1098

The Mortgage Interest Statement 1098 document has been revised to match the model form with a 1-2022 revision date. A new field "For calendar year 20 ____" has been added to the form and can be completed within the Document Data page.

Notary Section

The Notary section of the documents has been updated to print the Notary Commission Expiration Date instead of the Serial No if the Execution State is Connecticut; and to print a new field "Commission Number" if the Execution State is New Mexico.

In addition, the Remote Online Notarization/Using Communication Technology by a Remote Online Notary option has been removed from the Notary section if the Execution state is Maine, Massachusetts, Mississippi, or North Carolina.

Note Consumer

The Note Consumer document has been updated to print the calculated payment amount for the second phase (the permanent financing stage for a construction/perm loan) in the Two Phase Loan subsection of the Payments section.

Occupancy Affidavit and Financial Status

The Occupancy Affidavit and Financial Status has been updated to generate an instance of the form for each borrower signing party. The "TO" section has been removed from the top of the form. The content of the document has also been reformatted and rewritten.

Request For Transcript of Tax Return IRS 4506T

The Request For Transcript of Tax Return IRS 4506-T document has been updated to match the model form with a revision date of November 2021.

Risk Based Pricing Notice Not 1 to 4 Real Estate Secured

The Risk Based Pricing Notice Account Review has been renamed to "Risk Based Pricing Notice Not 1 to 4 Real Estate Secured".

ARIZONA

Motor Vehicle Title Application-AZ

The Motor Vehicle Title Application Arizona document has been updated with a revision date of 08/21. A consent to the release of personal information has been removed and the vehicle will be rented without a driver section has been moved.

FLORIDA

Anti Coercion Disclosure-FL

The Anti Coercion Disclosure-FL has been updated to be available for transactions secured by either residential or non-residential real estate collateral.

ILLINOIS

Escrow Account Disclosure-IL

The Escrow Account Disclosure-IL has been updated to select if:

- The collateral location state is Illinois; and
- The collateral is a condominium, or PUD, or the Number of Dwellings equals "1"; and (*updated*)
- An escrow account is being established.

A new field "Number of Dwellings" can be completed within the Document Data page.

INDIANA

Property Tax Benefits-IN

The Property Tax Benefits-IN has been updated to be selected if:

- The collateral location state is Indiana; and
- The Number of Dwellings equals "1"; and (*new*)
- The loan is refinance or first lien purchase; and

- The “Organization is Settlement Agent” is selected for the Settlement Agent entity is Administration. A new field "Number of Dwellings" can be completed within the Document Data page.

MARYLAND

Assignment Leases and Rents

The Assignment Leases and Rents has been updated to print new language in the Affidavit of Consideration section. Also, two new fields have been added to the section which can be completed within the form (Person Certifying Consideration Paid and Title of Person Certifying Consideration Paid).

Conventional First Deed of Trust and Subordinate Security Instrument

Deed of Trust MLA

FHA Deed of Trust

Modification Agreement Deed of Trust

The documents have been updated to print new language in the Affidavit of Consideration and Disbursement section. Also, two new fields have been added to the section which can be completed within the form (Person Certifying Consideration Paid and Title of Person Certifying Consideration Paid).

MASSACHUSETTS

Prepared By Address Section

The documents that use the **Prepared By Address** section have been updated to make this section optional.

NEBRASKA

Motor Vehicle Title Application-NE

Motor Vehicle Title Application-NE has been updated to extend **Ownership Type** within the following values:

- Community Property
- Other

NEW JERSEY

Affidavit of Mortgagor-NJ

The Affidavit of Mortgagor-NJ has been updated as follows:

- The Lender and Mortgagor sections have been removed;
- The document has been restructured and text changes have been made throughout the form;
- A separate instance of the form will be generated for each signing party.

Mortgage Loan Commitment

The Mortgage Loan Commitment has been updated to include PMI payments in the payment schedule table for the first payment stream, when applicable. For declining balance PMI, both a minimum and a maximum payment amount will print.

NEW YORK

Affidavit Section22-NY

The Affidavit Section22-NY has been updated to print an instance of the form for each real estate collateral located in New York. Also, in order to indicate who will be signing the form the system requires the selection of the **Affidavit Section 22 Signer** checkbox on the Document Data page. Additionally, the text of the document

has been rewritten and reformatted.

NORTH CAROLINA

Partial Release of Real Estate Security Instrument

The Acknowledgement section has been removed from the Partial Release of Real Estate Security Instrument document.

Motor Vehicle Title Notification-NC

The Motor Vehicle Title Notification for North Carolina document has been updated with a revision date of 9/21. The language in the notary section has been updated for NCGS 2058(a)(2).

TEXAS

Designation of Homestead and Affidavit of Non Homestead-TX

The Designation of Homestead and Affidavit of Non Homestead-TX has been added to the system. A new document will be available as a part of the closing package. It is used to obtain the borrower's sworn statement that the collateral is not the borrower's homestead. Enforceability of liens on homestead property is limited by Texas Constitution Article XVI, Section 50. If the collateral is or becomes the borrower's homestead, the lender may use this when enforcing the debt personally against the borrower.

Note Consumer-TX

The Note Consumer-TX document has been updated to print the calculated payment amount for the second phase (the permanent financing stage for a construction/perm loan) in the Two Phase Loan subsection of the Payments section.

WISCONSIN

Manufactured Housing Title Application-WI

The Manufactured Housing Title Application-WI document has been updated as follows:

- Owner's Email Address, Owner County, Social Security Number, Date of Birth and an Under 18 years of age checkbox have been added to the Section A
- A new field for the County Located and new field HUD Number(s) have been added to Section B.
- New fields for Salesperson's Name and E-mail Address have been added to Section E.

Note Consumer WCA-WI

The Note Consumer WCA-WI document has been updated to print the calculated payment amount for the second phase (the permanent financing stage for a construction/perm loan) in the Two Phase Loan subsection of the Payments section.

Spousal Notice-WI

The selection rules of the Spousal Notice-WI document have been updated. The from can be selected when the **Include Spousal Notice for Wisconsin** checkbox is selected under Transaction Data accordion on the Document Data page.

WYOMING

Right to Choose Insurance Provider-WY

The Right to Choose Insurance Provider-WY has been updated to be selected for:

- The transaction secured by Real Estate in Wyoming, that is not a purchase money transaction secured by a first lien, where insurance is required, or
- Wyoming transactions secured by personal property collateral where insurance is required, or
- Any other transaction governed by the Wyoming Consumer Credit Code where insurance is required.

Also, **Property Address** fields have been removed from the document.

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