

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 Affixture

Manufactured Home Rider

In order to extend the support of Fannie Mae's requirements for manufactured homes new forms have been added. The documents are available on the closing phase for Fannie Mae transactions when the **Construction Method** is set to **Manufactured home** within the Collateral Details page and the property is 1-4 family dwelling.

The documents will get selected for all the states but Connecticut, District of Columbia, Hawaii, New Jersey, New York, Massachusetts, Rhode Island, and Wisconsin.

Choice of Insurance Notice

The Choice of Insurance Notice has been updated to include the new section which is printed on the bottom of the document with the language: 'As an authorized representative of Lender, I confirm that I have made the above Credit Application Insurance Disclosures orally to the Applicant(s) and that the receipt of the oral disclosures were acknowledged orally by the Applicant(s). I also confirm that I have mailed to the Applicant(s) the above Credit Application Insurance Disclosures within three (3) days beginning the first business day after the application is taken, excluding Sunday and federal public holidays.' It is printed when **Telephone Application** has been selected in the Collateral section on the Document Data page. Additional signature fields have been added to be signed by the Responsible Party.

Conventional First Deed of Trust and Subordinate Security Instrument

Conventional First Mortgage Security Instrument

In order to extend the support of Fannie Mae's requirements for manufactured homes a new text has been added to the documents: 'The property has been improved with an attached manufactured home, as fully described in the Fannie Mae Manufactured Home Rider attached to this Security Instrument'. The new language will print after the legal description if the transaction is Fannie Mae, the **Construction Method** is set to **Manufactured home** within the Collateral Details page and the property is 1-4 family dwelling. The additional text 'Fannie Mae Manufactured Rider' will also print to the Other option of the Riders section under the same conditions as mentioned above.

The change affects all the states but Connecticut, District of Columbia, Hawaii, New Jersey, New York, Massachusetts, Rhode Island, and Wisconsin.

FHA Lender Certification for Individual Condominium Units

The FHA Lender Certification for Individual Condominium Units is now available on the Document List when **FHA Approved Condominium Project Individual Unit** is selected on the Document Data page.

Modification Agreement Loan

Note Consumer-TX

Note Consumer WCA-WI

The Note Consumer has been updated in the following way:

- Language 'I agree to pay interest on the unpaid balance of this note owing after maturity on the same basis as before maturity, unless I agree to a specific post-maturity rate as stated below' has been removed.
- There are 5 options to choose from on the **Post Maturity Rate Type** in Document Data:
 - **Not Specified** - no option will be selected.
 - **Same Basis** will select the first option for the language 'After maturity or acceleration, interest on the unpaid balance of this note will accrue on the same basis as interest accrues prior to maturity.'
 - **Specific Percentage** will select 'After maturity or acceleration, interest on the unpaid balance of this note will accrue at [the rate from the Document Policy Post Maturity Interest Accrues when at a specific rate per year has been selected] until paid in full.
 - **Same Basis Plus** will open the field to enter **The number of percentage points to be added when post maturity interest will accrue on the same basis as interest accrues prior to maturity plus 'x' number of percentage points**

and will select the option with language 'After maturity or acceleration, interest on the unpaid balance of this note will accrue at the Interest Rate in effect from time to time, plus an additional [value from the corresponding filed], until paid in full.

- **Other** will open **Post Maturity Other Description** and select the option for language 'After maturity or acceleration, interest on the unpaid balance of this note will accrue [text from the corresponding field].

MAINE

Withholding Tax Requirement Notice-ME

The Withholding Tax Requirement Notice-ME has been updated in the following way:

- in the option (c) the amount of the property is now 'less than \$100000'
- the second part of the option (e) now reads 'an insurance company exempt from Maine income taxes or a subsidiary of an insurance company described in 24-A M.R.S., Section 1157(5)(B)(1) that is exempt from Maine income taxes; or'
- the Form Provider section in the signature area has been renamed to Real estate escrow person
- the language 'Note: The buyer, or real estate escrow person, must retain a signed copy of this document.' is now added under the signature area
- the document has been enabled with eSignature capabilities for Borrower and Power of Attorney.

MONTANA

Motor Vehicle Title Notification-MT

The Motor Vehicle Title Notification-MT has been updated with the new revision date of 6/2019. In addition, filling fee has been changed to \$4.12. Also, the EIN will be printed in DL/FEIN/Tribal ID/Corp ID field for owners and/or borrowers with the Party Type Trust. The DL/FEIN/Tribal ID/Corp ID field now prints the **ID Number** from any ID Type entered on the Party page. In the Secured Party's part in the field DL/FEIN/Tribal ID/Corp ID if there is no Secured Party's FEID Number entered, the **Lender ID** can be entered via Document Data.

NEBRASKA

Motor Vehicle Title Application-NE

The Motor Vehicle Title Application-NE has been updated with the new revision date of July 2018. **Flood** has been added as another **Title Application Type** to be selected on the Document Data page. Additional fields have been added to the Owner.Application Information section to print:

- The Owner's Nebraska driver's license number.
- The Owner's Social Security Number.
- The Owner's Employer Identification Number (for trusts).
- The Owner's date of birth.

The same fields have been added for the second and for the third owners.

OKLAHOMA

Motor Vehicle Title Application-OK

The Motor Vehicle Title Application-OK has been updated with the new revision date of August 2019. Additional fields have been added to print:

- The vehicle color.
- The owner's daytime phone number.
- The owners' email address.

TEXAS

Fannie Mae Freddie Mac 3044_1 First Lien Cash Out Security Instrument-TX

In order to extend the support of Fannie Mae's requirements for manufactured homes a new text has been added to the document: 'The property has been improved with a manufactured home which is permanently affixed and attached to the land and is part of the real property. The manufactured home is more fully described in the Manufactured Home Rider attached to this Security Instrument'. The new language will print after the legal description if the transaction is Fannie Mae, the **Construction Method** is set to **Manufactured home** within the Collateral Details page and the property is 1-4 family dwelling. The additional text 'Fannie Mae Manufactured Rider' will also print to the Other option of the Riders section under the same

conditions as mentioned above.

WEST VIRGINIA

Tangible Net Benefit Worksheet-WV

The Tangible Net Benefit Worksheet-WV has been updated to print the **NMLS ID** from Administration in the field NMLS.

WISCONSIN

Rental Unit Energy Efficiency Standards Stipulation-WI

Rental Unit Energy Efficiency Standards Waiver-WI

The Rental Unit Energy Efficiency Standards Stipulation-WI and Rental Unit Energy Efficiency Standards Waiver-WI have been discontinued as of January 1, 2018. The Wisconsin Rental Weatherization Program is no longer active as it was repealed via 2017 Wisconsin Act 59.

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