

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

Adjustable Rate Mortgage Notice of Rate Change

The Adjustable Rate Mortgage Notice Of Rate Change has been removed from content. It supported the disclosure needs under Regulation Z at 1026.20(c) prior to the 2014 changes. There is no replacement for the document.

Closing Disclosure-Addendum

Closing Disclosure Seller Only Addendum

The Closing Disclosure Addendum and the Closing Disclosure Seller Only Addendum documents have been updated to print 'Real Estate Sales Price' instead of "Real Estate portion of Sales Price" and "Construction Cost Sales Price" instead of "Construction Cost of Sales Price", when applicable.

Modification Agreement Loan

The Modification Agreement Loan has been updated. The Interest section will be printed for all states. Previously, it printed for Texas only.

The Payments section has been removed for all states and the text has been placed under the Promise to Pay section.

The Property Insurance Disclosure section for California, Alaska, Massachusetts, District of Columbia, Minnesota or South Carolina, North Carolina and Wisconsin has been updated to print if property insurance is selected required on the document.

Note Consumer

The Note Consumer has been revised to allow only the alternate version of the document. The "Use the alternate version of the document(s) where check boxes and inapplicable content have been removed" checkbox option, whether selected or not, does not impact the selection of the document.

Notice of Commencement

The Notice of Commencement document has been updated to select the document for property improvement loans when the **Improvement - Property** checkbox is selected under Collateral node on the Document Data page in addition to construction loans.

Notice of Right of Rescission

Notice of Right of Rescission Copy 2

Notice of Right of Rescission Copy 3

The Notice of Right of Rescission, the Notice of Right of Rescission Copy 2 and the Notice of Right of Rescission Copy 3 documents have been updated to remove Property Address, as it is not required under Regulation Z.

Risk Based Pricing Notice Alternate for Residential Real Property

The Risk Based Pricing Notice Alternate for Residential Real Property document has been updated in the Notice to the Home Loan Applicant section, the Experian street address of "701 Experian Parkway" has been added.

Rate Lock Agreement

The Rate Lock Agreement document has been updated to use the correct logic when selecting the checkboxes for whether the interest rate lock fee is refundable or not.

ALASKA

Motor Vehicle Title Application-AK

The Motor Vehicle Title Application-AK document has been updated with a revision date of 11/2022. In the Requested Transaction section, new yes/no checkboxes have been added for "Is an owner an Alaskan resident?" and "Is the vehicle in Alaska?" Also, the "Other" checkbox and description field have been removed.

In the Vehicle Information section, "Is an Electric Vehicle" has been added with yes/no checkboxes. In the Address Information section, a new field has been added for "Leasing Company Mailing Address".

In the Other Information section, a checkbox has been added for "Other" affidavits included in the transaction. The description field for Additional Affidavits is now dependent on either/both checkboxes in the subsection.

ARIZONA

Motor Vehicle Title Application-AZ

The Motor Vehicle Title Application-AZ document has been updated with a new revision date of 09/22. The Service Options list on page 2 has been updated to include a new service option for Purple Heart Medal Recipient.

GEORGIA

Conventional First Deed of Trust and Subordinate Security Instrument

Deed of Trust Closed End

Deed of Trust MLA

FHA Deed Of Trust

FNMA FHLMC Deed Of Trust

Modification Agreement Deed of Trust

The Conventional First Deed of Trust and Subordinate Security Instrument, the Deed of Trust MLA, the Deed of Trust Closed End, the FHA Deed Of Trust, the FNMA FHLMC Deed Of Trust and the Modification Agreement Deed of Trust documents have been updated to generate a coversheet as part of the document when collateral location state is Georgia per Ga. Code § 44-14-63(b). The coversheet includes:

- The document date;
- The names of the signatories of the document;
- The grantee's name and mailing address;
- The parcel identification number;
- The loan amount or amount of any outstanding principal and additional advance;
- The loan maturity date;
- The amount of the intangible recording tax paid to the county or a citation for exemption of such tax.

KANSAS

Motor Vehicle Title Application-KS

The Motor Vehicle Title Application-KS document has been updated with the revision date of 11/2022. A field for the vehicle color has been added. Additionally, the field for the second lienholder's mailing address state has been updated to populate appropriate information when applicable.

KENTUCKY

Homeownership Protection Center Notification to Homeowners-KY

The Homeownership Protection Center Notification to Homeowners-KY document has been revised to print individual owners or trust owners as a part of document display name. Additionally, in signatures section the individual owner full name or the full name of trust will be printed in the Homeowner Name field and the full name of the individual owner or the full name of first two trustees will be printed in the Homeowner Signature field.

MARYLAND

Motor Vehicle Title Application-MD

The Motor Vehicle Title Application-MD document has been updated with a revision date of 12-22. Additionally, the Limited Liability Partnership selection as a business entity type has been renamed to Limited Liability Company. Also, the "Application For New Registration Plates OR Transfer of Registration Plates" section has been renamed to the "Purchase Information for Tax Purposes - See Information on page 2".

MICHIGAN

Notice of Commencement-MI

The Notice of Commencement-MI document has been updated to select the document for property improvement loans, when the **Improvement - Property** checkbox under Collateral node on the Document Data page in addition to construction loans.

MISSOURI

Motor Vehicle Title Application-MO

The Motor Vehicle Title Application for Missouri has been revised to match the Missouri Department of Revenues model form with a revision date of 08/2022.

NEBRASKA

Notice of Commencement-NE

The Notice of Commencement-NE document has been updated to select the document for property improvement loans, when the **Improvement - Property** checkbox is selected under Collateral node on the Document Data page or for construction loans, when the **Construction Property** checkbox is selected on the Collateral page.

NEW JERSEY

Universal Title Application-NJ

The Universal Title Application-NJ document has been updated with the latest revision date of 11/1/2022 and the barcode in the Motor Vehicle Commission Use Only section has been added.

NEW YORK

Interest Rate Lock Commitment-NY

Prevailing Interest Rate Commitment-NY

The Interest Rate Lock Commitment-NY and the Prevailing Interest Rate Commitment-NY documents selection rules have been updated to select them for non-purchase money transactions even when a commitment fee or points will be paid at closing and are not paid in advance.

FNMA FHLMC 3172 NY CEMA

The Fannie Mae/Freddie Mac 3172 NY CEMA file has been updated to move the lender acknowledgement after the Lender/MERS Signatures rather than printing the lender signatures followed by the borrowers signatures and then the various acknowledgements.

Motor Vehicle Title Notification-NY

The Motor Vehicle Title Notification-NY document has been updated with a revision date of 12/1/2022. The field that prints the Identification Number of the collateral has been updated to print either a VIN, Hull ID, or Serial Identifier(s) for manufactured homes. Fields have been added for the identification numbers of the owner and co-owner. Mailing address will be printed for the owners instead of permanent address. A separate field for the owner's apartment number has been added.

Prevailing Interest Rate Commitment-NY

The Prevailing Interest Rate Commitment-NY has been updated with the following changes:

- Section 2 (Interest Rate) has been moved to Section 5;
- Section 4 (Total Points) has been moved to Section 2;
- Section 5 (Commitment Fee) has been moved to Section 4;
- Section 6 (Monthly Payment of Principal and Interest) has been renamed to Maximum Rate;
- the language in section 7 (Expiration Date) has been changed slightly;
- subparagraph D has been added to section 16 (Refundability).

OKLAHOMA

Motor Vehicle Title Application-OK

The Motor Vehicle Title Application-OK has been updated with the latest revision date of 9/2022. Also references to Trailer or Manufactured Home have been added throughout the document and a QR code has been added to the top of each page. A field for Lienholder ID has been added to the first page. Additionally, in the Used Tire Recycling Fee section on page 2, the fields for "19.5 or less," "Motorcycle," and "Vehicles other than Automobile, Tire Rim Size Over 19.5" will now print the number of tires that can be entered within the Number of Tires (including spare) field in left menu of the document, when applicable to the transaction instead of printing a checkbox.

SOUTH CAROLINA

Motor Vehicle Title Application-SC

The Motor Vehicle Title Application-SC has been updated to match the state's revisions. Revisions include updating the layout of the entire form.

In Section 1-F, new fields have been added for the Registration checkbox, Low Speed Vehicle checkbox, the fuel type checkboxes, and to the Update Voter Registration section (address checkboxes).

In Section 2-F on page 2, new fields for New and Used have been added in the Purchase Information section.

In Section 3-F, new fields have been added for the Exchange checkbox, New Plate Type, Commercial checkbox, and Non-Commercial checkbox.

In Section 4-F, new fields have been added for the "Yes, I Wish To Donate checkbox", Dealer Resale checkbox and Short-Term Rental Use checkbox.

TEXAS

Note Home Equity-TX

The Note Home Equity-TX has been revised to allow only the alternate version of the document. This document is selected when the "Use the alternate version of the document(s) where check boxes and inapplicable content have been removed" checkbox is selected on a Document Policy in Administration. This Document Policy should be selected within the transaction.

VIRGINIA

FNMA FHLMC Deed of Trust

The FNMA FHLMC Deed of Trust document has been updated to remove the consideration amount and property value information language for the property located in Virginia.

WEST VIRGINIA

Motor Vehicle Title Application-WV

The Motor Vehicle Title Application-WV document has been updated with the latest revision date of 11/2022. Sections for the Lender Code have been added to the Liens and Encumbrances section.

Motor Vehicle Title Notice-WV

The Motor Vehicle Title Notice-WV document has been updated with the revision date of 11/2022. Additionally, in Section B - Vehicle Information, Title No. has been expanded to include 12 fields. In Section C - Statement of Liens Created, a section for Lender Code has been added.

WISCONSIN

Adjustable Rate Mortgage Program Disclosure

The Adjustable Rate Mortgage Program Disclosure has been updated for the property located in Wisconsin to print the following language: "You may prepay the loan in whole or in part at any time, including after you receive a notice of the change of interest rate, without penalty." under Prepayments Right section, when no Description of the Borrower's Prepayment Rights is passed for the loan. The user-defined prepayment rights language will still generate if provided by the lender.

Motor Vehicle Title Application-WI

The Motor Vehicle Title Application-WI document has been updated with the revision date of 12/2022. A new checkbox for fleet vehicles, "FLT" has been added to Section F - Special Use. A QR code has been added to the top of each page of the document.

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Wolters Kluwer Financial Services

6815 Saukview Drive
St Cloud, MN, 56303
Toll-free: 800.274.2711

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