

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

Credit Application Real Estate

Universal Credit Application Real Estate HMDA

The Credit Application Real Estate and Universal Credit Application Real Estate HMDA have been updated to reduce and truncate the 'Other Assets' description and amount fields on page 3 in order print more text in the space that is available.

Fannie Mae Notes

The signature format on the Fannie Mae Notes has been changed for revocable trust owners. The introductory text about the trust itself has been removed and the "without recourse" language will now print with the description of each trustee when **Trust Sign the Note Without Recourse** is selected for the trust owner in Document Data for the various Fannie Mae Notes.

Request for Transcript of Tax Return IRS 4506T

The Request for Transcript of Tax Return IRS 4506T has been updated to match IRS Form 4506-T with a revision date of September 2018. Section 5 has been split into two sections, 5a and 5b, and Section 5a includes the same content that Section 5 previously had. Section 5b is new and includes the field for 'Customer file number'. Per the instructions, the customer file number is not required and can be used to input a number such as the loan number.

Uniform Underwriting and Transmittal Summary

The Uniform Underwriting and Transmittal Summary has been updated based on guidance from Fannie Mae. The amount that prints in the 'Cash from/to Borrower' field in the VII. Details of Transaction section on the Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application now prints in the 'Required' field in the Borrower Funds to Close section on the Uniform Underwriting and Transmittal Summary. Previously, the **Funds for Borrower** from the Disbursements page printed on the Uniform Underwriting and Transmittal Summary.

CALIFORNIA

Subordination Agreement Real Estate Lien

The Subordination Agreement Real Estate Lien has been updated to print a notice required under California Civil Code § 2953. This notice prints after the title of the instrument and preceding the lienholder signature when the real estate lien that will be subordinated secures debt of \$25,000 or less and the note amount is \$25,000 or less.

IDAHO

Motor Vehicle Title Notification-ID

The Motor Vehicle Title Notification has been updated to match the Duplicate Idaho Title Application, form ITD 3367, with a revision date of 04-18. A number of the sections and fields have been rearranged and renumbered, and instructions have been added as page 2. Some of the more notable changes include:

- The form now includes 3 instances of the field 'Idaho Driver's License Number of SSN/EIN if Business' where the previous version only included 2 instances
- The fields for 'Secondary Lienholder Name' and 'Mailing Address', 'City', 'State', and 'Zip + 4' have been added to Section 3
- When completing the document in Document Data, **Owner 1 Joint Vesting Option Type** and **Owner 2 Joint Vesting Option Type**, in the Collateral section, replace **Relationship Between Owner/Applicant** and determine whether the 'Or', 'And', and 'DBA' fields are selected in the Owner Information to be Shown on Duplicate Title section
- In Section 4, the field for 'Authorized Representative's Name' now prints from **Released Lienholder Representative Name** in the Collateral section when completing the document in Document Data
- Section 6 is now titled Fees Paid where you can indicate if a Title Fee, Title Search Fee, and Rush Fee are applicable. In this same section, multiple fields have been added for Credit Card purchases

NORTH CAROLINA

Motor Vehicle Title Application-NC

The Motor Vehicle Title Application-NC has been updated to match the North Carolina Division of Motor Vehicles Title Application, form MVR-1, with a revision date of 05/17. In the Owner Section, 'Yes' and 'No' checkboxes have been added for the question of 'Joint applicants request this title to be issued with Joint Tenant with Right of Survivorship'. These checkboxes are completed based on the **Vesting Type is Joint Tenants with Rights of Survivorship** selection in the Collateral section when completing the document in Document Data. In the Lien Section, fields for 'Maturity Date (MH)' have been added and print from **Maturity Date** within the Collateral section when completing the document in Document Data.

Motor Vehicle Title Notification-NC

The Motor Vehicle Title Notification-NC has been updated to match the North Carolina Division of Motor Vehicles Lien Recording Application, form MVR-6, with a revision date of 5/17. The **Maturity Date** from the Calculation Results section on the Calculations page prints to the 'Maturity Date (MH)' field that has been added in the Lien Section.

UTAH

Motor Vehicle Title Application-UT

The Motor Vehicle Title Application-UT has been updated to match the Utah State Tax Commission Vehicle Application For Utah Title, form TC-656, with a revision date of 12/16. A summary of the changes include:

- A checkbox option for 'New' has been added to the top of page 1
- The fields for 'Primary owner's driver's license no.', 'Co-owner's driver's license no.', 'DL state', 'Primary owner's DOB' and 'Co-owner's DOB' have been added in Section 1
- The following changes have been made in Section 3:
 - The checkbox options for 'Trailer', 'Personal watercraft', 'Watercraft', and 'Outboard motor' have been removed
 - 'Vehicle/Hull Identification Number (VIN/HIN)' has been changed to 'Vehicle Identification Number (VIN)'
 - The 'Hull Material type (watercraft)' field has been removed
 - The 'Purchase Price' field was previously included in Section 6 and has been moved to this section
 - Checkbox options for 'Camper', 'Park Model', 'Tent trailer', 'Travel trailer', 'Utility trailer', and 'Other trailer' have been added
- The license plate type of 'In God We Trust' has been added to Section 4
- In Section 5, the fields for 'FEIN' and 'Branch Number' have been added
- Section 6 is now the Owner Signature(s) section; this was previously in Section 7
- Section 7 now includes the fields for 'Purchase Date', 'Dealer Number', 'New', 'Used', 'Permit number', 'Permit issue date', and 'Dealer/Authorized representative's signature' and 'Date'
- The 'Sales tax ID number', 'Previous state of title', and 'Previous title number' fields that were previously in section 6 have been removed
- At the top of page 2, the 'Make/Model' field has been replaced with 'Owner(s)'

VIRGINIA

Conventional First Deed of Trust and Subordinate Security Instrument

Deed of Trust Closed End

Deed of Trust MLA

FHA Deed of Trust

The Virginia Deed of Trust documents listed above have been updated to change when the refinance language per Virginia Code Section 55-58.3(B) prints. Previously, the following statement printed when an Additional Lienholder with a **Lien Position** of Second was entered in Collateral Details, the **Original Note Amount** entered in the Lienholder section in Document Data was equal to or less than \$150,000, and **Loan is a refinance that meets the requirements set forth in VA. Code Ann. Section 55-58.3(B) in order to maintain priority** was selected in the Note section in Document Data:

This is a refinance of a Deed of Trust recorded in the clerk's office, Circuit Court of _____, Virginia, in Deed Book _____, page _____, in the original principal amount of _____, and with the outstanding principal balance which is _____. Pursuant to Section 58.1-803(E) of the Code of Virginia.

This language will now print when **Loan is a refinance that meets the requirements set forth in VA. Code Ann. Section 55-58.3(B) in order to maintain priority** is selected in the Note section in Document Data and the **Outstanding Balance of Loan** entered in the Loan To Refinance section in Document Data is equal to or less than \$150,000.

WISCONSIN

Subordination Agreement Real Estate Lien

The Subordination Agreement Real Estate Lien has been updated due to the passage of Wisconsin Senate Bill 131 which amends Wis. Stat. § 706.05 (2m)(a). The updated statute requires any subordination agreement to contain the document number of any original mortgage or land contract that the document affects and, if given on the original mortgage or land contract, the volume and page numbers of the original mortgage or land contract.'

The language in the paragraph that starts with 'The Mortgagor executed and delivered a certain mortgage....' has been updated. This paragraph will now include the date the security instrument was recorded and the document number. The data entered for **Security Instrument Record Date** and **Security Instrument Record Identifier** within the Lienholder section, when completing the document in Document Data, will print these two fields. Lastly the reference to 'Book' has been changed to 'Volume' within that same paragraph.

WYOMING

Motor Vehicle Transitional Ownership-WY

The Motor Vehicle Transitional Ownership-WY has been updated to match the Sheridan County Wyoming Transitional Ownership Document, form MV-141, with a revision date of 5/2017. There were a number of text changes made throughout the document.

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