

Governance, Risk & Compliance

What's New with the Documents

ComplianceOne® mortgage

2018.1

Governance, Risk & Compliance

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What's New

MULTI-STATE

Closing Disclosure

Closing Disclosure-Seller Only

The Closing Disclosure and Closing Disclosure-Seller Only have been updated to reduce the font size of the Settlement Agent field on page 1 as well as the Paid To fields within the Closing Costs Details section to better accommodate longer names.

Hold Harmless Agreement

The Hold Harmless Agreement has been updated in the Property Survey, Pest Inspection, and Private Water and Septic Systems Inspections sections as follows:

- Prior to this release, **Survey Required** defaulted deselected and 'Lender will not require a survey of the Property...' defaulted selected within the body of the document. With this release, 'Lender requires a survey of the Property' will not default selected and 'Lender will not require a survey of the Property...' will no longer default selected. You can complete this section of the document by selecting the applicable checkbox within the body of the document or selecting **Survey Required** within the left pane. Selecting **Survey Required** will select 'Lender requires a survey of the Property'. Deselecting **Survey Required** will select 'Lender will not require a survey of the Property...'.
- Prior to this release, **Pest Inspection Required** defaulted deselected and 'Lender will not require a pest inspection...' defaulted selected within the body of document. With this release, 'Lender requires a pest inspection' will not default selected and 'Lender will not require a pest inspection...' will no longer default selected. You can complete this section of the document by selecting the applicable checkbox within the body of the document or selecting **Pest Inspection Required** within the left pane. Selecting **Pest Inspection Required** will select 'Lender requires pest inspection'. Deselecting **Pest Inspection Required** will select 'Lender will not require a pest inspection...'.
- Prior to this release, **Supporting Document Well Or Septic Certification** defaulted deselected and 'Lender will not require an inspection of the private water and septic systems...' defaulted selected within the body of the document. With this release, 'Lender requires an inspection of the private water and septic systems' will not default selected and 'Lender will not require an inspection of the private water and septic systems...' will no longer default selected. You can complete this section of the document by selecting the applicable checkbox within the body of the document or selecting **Supporting Document Well Or Septic Certification** within the left pane. Selecting **Supporting Document Well Or Septic Certification** will select 'Lender requires an inspection of the private water and septic systems'. Deselecting **Supporting Document Well Or Septic Certification** will select 'Lender will not require an inspection of the private water and septic systems...'.

Mortgage Interest Statement

The Mortgage Interest Statement has been updated to mimic the changes made to the changes made to the 2018 revision of IRS Form 1098. References to '2017' have been replaced with '2018' and other minor changes have been made throughout.

Risk-Based Pricing Notice-Alternate for Residential Real Property

The Trans Union address has been updated within the Notice to the Home Loan Applicant section of the Risk-Based Pricing Notice-Alternate for Residential Real Property. The zip code previously was 19022 and has been changed to 19016.

NEBRASKA

Deed Of Trust Closed End-NE

The Deed Of Trust Closed End-NE has been updated to no longer print the Waivers section for the following two scenarios when collateral is located in Nebraska:

- the transaction is secured by Raw Land-Real Estate
- the transaction is secured by a real property collateral other than Raw Land-Real Estate and **Select Form Disclaimer Of Right To Designate Homestead NE** is selected within the Collateral section of the Document Data page

OREGON

Collateral Protection Insurance Notice-OR

The Collateral Protection Insurance Notice-OR has been updated to include 'Collateral Protection Insurance Disclosure' as the title preceding 'Warning' to more closely follow the language included in ORS § 746.201.

TEXAS

Mortgage Fraud Notice-TX

The Mortgage Fraud Notice-TX has been updated to select when **Jurisdiction** is Texas for the selected **Organization** on the Loan Definition page when borrower's principal dwelling is located in Texas. Prior to this release, the location of the borrower's principal dwelling was not included in the selection rules.

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