

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

Authorization for Release SSN Verification

The Authorization To Release SSN Verification has been updated to match the SSA model form SSA-89 with a revision date of 04-2017. The Privacy Act statement has been updated on page 2 along with other minor text changes.

Closing Disclosure

Closing Disclosure-Addendum

Closing Disclosure-Seller Only

Closing Disclosure-Seller Only Addendum

The Closing Disclosure documents have been updated within the Contact Information section. The font size for the email addresses has been reduced in order to better accommodate longer email addresses. Due to space restrictions, there is still a character limit.

- Closing Disclosure and Closing Disclosure Addendum: the seller version allows 58 characters and the non-seller version allows 90 characters.
- Closing Disclosure-Seller Only and Closing Disclosure-Seller Only Addendum: allows 52 characters

Credit Application Real Estate

The Credit Application Real Estate has been revised to be more consistent with the Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application. Previously, **Date Collateral Acquired** within the Collateral section of document data was used to complete the fields for 'Year Lot Acquired' and 'Year Acquired'. **Date Collateral Acquired** has been replaced with **Year Acquired**. When recalling existing transactions, you will need to reenter the date into **Year Acquired** in the YYYYMMDD format.

Loan Estimate

The Loan Estimate has been updated to reduce the font size for the lender email address in order to better accommodate longer email addresses. Although the font size has been adjusted there is still a character limit of 75 due to space restrictions.

Regulation O Addendum

The Regulation O Addendum has been updated to match the language in 12 CFR 215.5(c). Within the Executive Officer Identification section 'or its subsidiary' has been removed from the end of the first sentence. In the Additional Events of Default and Remedies section, the following two changes have been made:

- At the end of the first bullet 'accelerate the maturity of the Loan' has been replaced with 'make the Loan due and payable'.
- In the second bullet, 'or Lender's subsidiary' has been removed from 'the aggregate amount of all extensions of credit by Lender, or Lender's subsidiary, to Officer shall not exceed...'.

Request for Copy of Tax Return-IRS4506

The Request for Copy of Tax Return-IRS4506 has been revised to match IRS model Form 4506, with a revision date of 7-2017. Minor text changes have been made to remove third party references in the "Signature of taxpayer(s)" section on page one and in the "Signature and date" section on page two.

Request for Transcript of Tax Return

The Request for Transcript of Tax Return has been revised to match IRS model Form 4506-T, with a revision date of 7-2017. Minor text changes have been made to remove third party references in the "Signature of taxpayer(s)" section on page one and in the "Signature and date" section on page two. In addition, phone numbers have been updated in the transcripts chart on page two.

Risk-Based Pricing Notice-Alternate for Residential Real Property**Risk-Based Pricing Notice-Credit Score Not Available**

The Risk-Based Pricing Notice-Credit Score Not Available and Risk-Based Pricing Notice-Alternate for Residential Real Property have been updated to match the form on the Federal Trade Commission website. In the 'How can you obtain a copy of your Credit Report' section, <http://www.ftc.gov/bcp/online/include/requestformfinal.pdf> has been replaced with <https://www.consumer.ftc.gov/articles/pdf-0093-annual-report-request-form.pdf>. Although the Consumer Financial Protection Bureau has not updated the model form, Appendix H to 12 CFR part 1022 allows 'Corrections or updates to telephone numbers, mailing addresses, or Web site addresses that may change over time'.

COLORADO**Colorado Notary and Acknowledgment**

The notary signature and acknowledgment sections on documents, such as the Affidavit of Occupancy Deed of Trust, where **Execution State** is Colorado have been updated to comply with Colorado Senate Bill 132. Beneath the notary's signature line 'Signature of Notarial Officer' replaces 'Notary Public' and a blank line to include the Title of Notarial Officer also prints. In addition, 'instrument' was replaced with 'record' in the acknowledgment.

IOWA**Assignment-Leases and Rents****Loan Agreement-Consumer-Construction****Loan Modification Agreement****Note-Consumer****Modification Agreement-Mortgage****Mortgage Closed End**

The documents listed above have been revised to no longer print '4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than 7.50' in Notice to Consumer Section. That language is required under the Uniform Consumer Credit Code (UCCC) loan act for licensed lenders which we do not currently support.

MAINE

Tangible Net Benefit Worksheet-ME

The Tangible Net Benefit Worksheet-ME has been updated to comply with Maine Bureau of Consumer Credit Protection Rule 02-030-550(5) which requires the disclosure of the creditor's telephone number. The **Phone Number** from Administration for the **Organization** selected on the Loan Definition page will print in the date and parties section.

MARYLAND

Assignment-Leases and Rents

Conventional First Deed Of Trust And Subordinate Security Instrument

Deed Of Trust Closed-End-MD

Deed of Trust-MLA

FHA Deed Of Trust

Indemnity Deed of Trust-MD

Modification Agreement-Deed of Trust

Release of Real Estate Security Instrument

The documents listed above have been revised to remove the certificate of preparation. Effective 10/1/2017, Maryland Senate Bill 376 states that a document may be recorded without the certificate of preparation stating the instrument was prepared by an attorney licensed in Maryland or a party named in the instrument.

MISSOURI

Missouri Recordable Documents

Due to customer request, the 'Return To' and 'Prepared By' sections on the recordable documents for property located in Missouri have been changed to print in a block format.

TEXAS

Acknowledgment of Fair Market Value of Homestead Property-TX

The Acknowledgment of Fair Market Value of Homestead Property-TX has been updated at the beginning of the document by replacing 'being duly sworn under oath, say' with 'acknowledge the following statements' so that the language is consistent with the purpose of the notary acknowledgment.

Home Equity Closing Affidavit and Agreement-TX

The Home Equity Closing Affidavit and Agreement-TX has been revised in the Representations and Warranties section as a result of recent case law. The reference to 'HUD-1 or HUD-1A Settlement Statement' has been replaced with 'Closing Disclosure or account-opening disclosures under Regulation Z, 12 C.F.R. Part 1026' in paragraph (F). In addition, paragraphs (Z) – (GG) have been added.

Home Equity Terms and Conditions Agreement-TX

The Home Equity Terms and Conditions Agreement-TX is a new document resulting from case Garofolo v. Ocwen Loan Servicing, LLC. The Court in Garofolo determined, among other things, that in order for a Texas Home Equity loan to be “foreclosure eligible,” the transaction documents must include the terms (Section 50(a)(6)(A)-(P)) and conditions (Section 50(a)(6)(Q)(i)-(xi)) from the Texas Constitution. The parties, including the lender, must agree to the terms and conditions. This document is selected when General Interest Law-Home Equity or Secondary Mortgage Loans-Home Equity is selected for **Loan Act** on the Loan Definition page.

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