

Governance, Risk & Compliance

# What's New with the Documents

ComplianceOne® mortgage

2018.3

## Governance, Risk & Compliance

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## What's New

### MULTI-STATE

#### Authorization To Release SSN Verification

The Authorization To Release SSN Verification has been revised to match SSA model form SSA-89. The revision date has been changed from 04-2017 to 02-2018, and the text of 'Discontinue Previous Editions' has been added below the revision date.

#### HUD/VA Addendum to Uniform Residential Loan Application

The HUD/VA Addendum to Uniform Residential Loan Application has been updated to match VA Form 26-1802a. The language in section 25(3)(a.) has been updated and the VA OMB expiration date has been changed to 02/29/2020.

#### Notice of Servicing Transfer-HE

The selection rules for the Notice Of Servicing Transfer-HE have been updated so that you are no longer required to enter a **Closing Date** on the Calculations page for the document to be selected.

#### Tax Information Authorization

The Tax Information Authorization was revised to match the IRS model Form 8821, published by the IRS in January 2018. Minor changes have been made to the bulleted language under the document title and "partnership representative" has been added to section 7, Signature of taxpayer.

#### Verification of Credit Application Due to Fraud Alert

The Verification of Credit Application Due to Fraud Alert has been added due to customer request and is an optional document in the upfront package. The FACT Act requires the user of a consumer credit report that includes a fraud alert to contact the credit applicant to verify their identity and that the application is not the result of identity theft, prior to extending the new credit. Under the FACT Act requirement, the user of the credit report is to contact the applicant via telephone but if there is no telephone number listed or if it is inaccurate, then the user of the credit report is to take other reasonable steps to verify the applicant's identity.

An instance of this document is selected for each borrower and/or cosigner where **Include the Verification of Credit Application Due to Fraud Alert Letter** is selected within the Borrower or Cosigner section on the Document Data page.

## CALIFORNIA

### California Addendum to Application

The California Addendum to Application has been updated to select when any collateral owner has a physical address of California, a mailing address of California, or when the collateral is located in California. Previously, this document was selected only when any collateral owner had either a physical address or mailing address of California.

## KANSAS

### Motor Vehicle Title Notification-KS

The Motor Vehicle Title Notification-KS has been updated to match the Kansas Department of Revenue Kansas Notice of Security Interest, form TR-730, with a revision date of 10/2017. At the bottom of the document, the website has been changed to <http://www.ksrevenue.org/dovelien.html>.

## KENTUCKY

### Homeownership Protection Center Notification To Homeowners-KY

The Homeownership Protection Center Notification To Homeowners-KY has been updated to comply with Kentucky Statute KRS 286.20-020. An instance of this document will be selected for each piece of collateral, located in Kentucky that is a residence. Within the signature section, the first two parties on the transaction that are borrowers, cosigners, or guarantors will print on the Homeowner Name lines and the **Address, City, State, and Postal Code** from Collateral Details will print on the Address line.

## MONTANA

### Motor Vehicle Title Application MT

The Motor Vehicle Title Application MT has been updated to remove the **First Lien** checkbox within the Collateral section when completing the document in Document Data. Previously when **First Lien** was selected, the 'Yes-complete this section...' checkbox was selected in Section C. Now the 'Yes-complete this section...' checkbox is selected when an Additional Lienholder is entered in Collateral Details and **Lien Position** is First.

### Motor Vehicle Title Notification-MT

The Motor Vehicle Title Notification-MT has been updated to match the Montana Motor Vehicle Division Form 81B with a revision date of 1/18. The fee has increased from \$8.00 to \$24 and the language of 'Fees include 3% administration fee per MCA 61-3-111' has been added.

## NEW JERSEY

### Mortgage Loan Commitment

The Mortgage Loan Commitment has been updated to comply with the requirements of NJ Admin. Code 3:1-16.5(a)(4)(iii). When 'We will calculate the interest rate at closing by' is selected, the **APR** from the Calculations page now prints in 'The annual percentage rate on the loan is per year' field.

## **NORTH DAKOTA**

### **Motor Vehicle Title Application ND**

The Motor Vehicle Title Application ND has been updated so that **Trade-In Model Year** and **Trade-In Make** print to the 'Year and Make of Trade-In' field and the **Trade-In Vehicle Identification Number** prints to the 'VIN of Trade-In' field.

## **SOUTH DAKOTA**

### **Motor Vehicle Title Application-SD**

The Motor Vehicle Title Application-SD has been updated to match the State of South Dakota Application for Motor Vehicle Title & Registration, Form MV-608, with a revision date of 05/12. The checkboxes for "Mail to Lienholder" and 'Mail to Owner' have been removed from section IV, and section XI Additional Liens has been removed.

## **TEXAS**

### **Acknowledgment of Fair Market Value of Homestead Property-TX**

The Acknowledgment of Fair Market Value of Homestead Property-TX has been updated in statements 1 and 2 under the language of 'We, the undersigned Lender and Owner(s), acknowledge the following statements:'. When completing the document within Document Data, **Owner Occupies Property as Homestead** can now be selected within the Owner Section for each applicable owner. Statement 1 will now include the name of each owner occupying the property as homestead where previously it stated, 'Owner(s) are all the owners of the Property...'. Statement 2 previously stated 'Owner(s) occupy the Property as homestead property'. If all the borrowers are the same as all the owners occupying the property as homestead, statement 2 will state 'Borrower(s) occupy the Property as homestead'; otherwise, statement 2 will include the names of the owners occupying the property as homestead.

### **Builders And Mechanics Lien Contract-TX**

#### **Builder's And Mechanic's Lien Contract With Right Of Rescission-TX**

The Builders And Mechanics Lien Contract-TX and Builder's And Mechanic's Lien Contract With Right Of Rescission-TX documents have been updated by including a '+ Add Signer' option within Document Data when General Contractor Entity Type is a type other than an Individual or Sole Proprietorship. Previously for home improvement loans (i.e. Construction Note Type is blank on the Loan Definition page), you were not able to add a general contractor signer to these documents.

### **Home Equity Notice-TX**

#### **Home Equity Notice-Spanish**

#### **Home Equity Terms and Conditions Agreement-TX**

The documents above have been updated to remove **The loan is a Texas home equity loan as defined by the mandatory 50(a)(6) amendment to the Texas constitution in effect January 1st, 2018** which was previously available in the Transaction Data section on the Document Data page or within Document Data when completing the documents. This field was originally added in response to Texas SJR 60 so the appropriate language would print on the documents as of the effective date (i.e. early compliance was not permitted). Since the effective date has passed, the language required under Texas SJR 60 will always print.

**WEST VIRGINIA****Motor Vehicle Title Application-WV**

The Motor Vehicle Title Application-WV has been updated to match the West Virginia Department of Transportation Application for Certificate of Title, form DMV-1-TR, with a revision date of 6/2017. Within the Table of Fees on page 2, the Title Fee has increased to \$15.00 and the Sales Tax has increased to 6%.

**Motor Vehicle Title Notification WV**

The Motor Vehicle Title Notification WV has been updated to match the West Virginia Department of Transportation Affidavit of Duplicate Title for a Vehicle or Watercraft, form DMV-4-TR, with a revision date of 6/2017. The Duplicate Title fee has increased from \$10.00 to \$15.00.

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