

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

#### Consumer Handbook on Adjustable Rate Mortgages Spanish

The Spanish language version of the Consumer Handbook on Adjustable Rate Mortgages has been added and will be selected along with the current English language version of the Consumer Handbook on Adjustable Rate Mortgages when Spanish is the preferred language of the borrower or cosigner.

#### Note Consumer

#### Note Consumer-TX

#### Note Consumer WCA-WI

#### Note Home Equity-TX

The documents have been updated with the following changes for credit union transactions:

- The Returned Payment Fee section has been updated to include a reference to share drafts (as well as checks);
- The General Terms section has been updated to include 'your bylaws' text.

#### Uniform Underwriting and Transmittal Summary

#### Uniform Underwriting and Transmittal Summary Continuation Page

The Uniform Underwriting and Transmittal Summary and its Continuation Page have been updated to be selected for inhouse transactions when **Use Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal** is selected within the Document Data page. Previously the document would only be selected for Fannie Mae, Freddie Mac or loans insured by the USDA.

### CALIFORNIA

#### Fair Lending Notice-CA

The Fair Lending Notice-CA has been updated to add support for federally-chartered credit unions. The section - IF YOU HAVE ANY QUESTIONS ABOUT YOUR RIGHTS has been updated to print the NATIONAL CREDIT UNION ADMINISTRATION and the address of the REG B Regulator entered in the Administration if **Organization Type** is Credit Union and the **Chapter** is Federal. For banks and state-chartered credit unions, the state regulator information will continue printing to the document.

### DISTRICT OF COLUMBIA

#### Acknowledgement Section

District of Columbia legislation (B 324 (2018)) enacts the Revised Uniform Law on Notarial Acts (RULONA) effective December 4, 2018. That is why the notary acknowledgement within the documents has been updated to read: This record was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_.

**Documents with a Jurat**

The documents have been updated to comply with the Revised Uniform Law on Notarial Acts of 2018. An updated jurat now reads: Signed and sworn to (or affirmed) before me on \_\_\_\_\_ by \_\_\_\_\_.

**Security Affidavit for the District of Columbia-DC**

District of Columbia B 324 (2018) enacts the Revised Uniform Law on Notarial Acts (RULONA) effective December 4, 2018. That is why the notary language has been updated to print: Signed and sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ within the document.

**FLORIDA****Acknowledgement Section**

In accordance with Florida 2019 HB 409, the notary acknowledgement has been updated within the documents to include the phrase 'by means of physical presence'.

**Documents with a Jurat**

In accordance with Florida 2019 HB 409, the documents have been updated to include 'by means of physical presence' as a part of a jurat.

**MISSOURI****Assignment of Real Estate Security Instrument**

The Assignment of Real Estate Security Instrument has been updated to include the zip code in the address field for the party of the first part as well as the party of the second part under the Assignment of Deed of Trust section.

**NEW JERSEY****Assignment of Real Estate Security Instrument**

The Assignment of Real Estate Security Instrument has been updated to include the zip code in the address field for the party of the first part as well as the party of the second part under the Assignment of Deed of Trust section.

**NEW YORK****Lock In Agreement-NY**

The Lock In Agreement-NY has been updated to not print blank when no data is passed. The fields in the Lock-In Fee section have been updated including the lock-in fee dollar amount, the lock-in fee percentage amount and the lock-in fee paid by date to print '\$0.00', '0%' and 'N/A' correspondingly. The Refundability and Documentation sections have been also updated for the Other text descriptions to print 'N/A' when no lock-in fee value is passed. Finally, the Changing Loan Program section has been updated for the 'If you do not sign and return this Agreement with the Lock-In Fee by' date to print 'N/A' when no lock-in fee value is passed.

**Real Property Insurance Escrow Account Disclosure-NY**

The Real Property Insurance Escrow Account Disclosure-NY has been updated to print the names of the owners of the real estate rather than the names of the borrowers.

**OKLAHOMA****Mortgage Tax Information-OK**

The Mortgage Tax Information-OK has been added and will be selected for transactions that are secured by real estate located in Oklahoma. This form is used for any mortgage to be recorded in the county recorder's office to give a tax summary to the county treasurer.

**TENNESSEE****Insurance Disclosure-TN**

The Insurance Disclosure-TN was created to meet the requirements of Tenn. Code Ann. 56-8-106(c), which requires depository institutions to provide a written disclosure to the customer in connection with consumer credit, if credit insurance is offered on the loan. Under Tenn. Code Ann. 56-8-102 (6), 'depository institution' means a bank or savings association. As a result, the Insurance Disclosure-TN has been updated to select when the organization type is not a credit union.

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