

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

#### Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application has been updated, **when HMDA applies**, to print the cost of improvements made or to be made for a refinance transaction on line (b) Alterations, improvements, repairs in the VII. Details of Transaction section. Before the amount entered in the **Cost** field in the II. Property Information and Purpose of Loan section did not flow over to the VII. Details of Transaction section. Correspondingly, lines (i) Total costs and (p) Cash from/to Borrower have also been updated to include the cost of improvements made or to be made for refinance transactions.

#### Closing Disclosure

##### Closing Disclosure - Addendum

The Closing Disclosure and Closing Disclosure – Addendum instancing rules have been updated. The documents instances will no longer appear on the Document Data page for non-borrowing owners, beneficiaries, and additional signers, if the transaction is initial construction.

#### IRS W9 Request for Taxpayer Identification Number and Certification

The IRS W9 Request for Taxpayer Identification Number and Certification has been revised as follows:

- The percentage of payments is changed from 28% to 24% in the Backup Withholding section.
- The 'ssa' portion of the website address is capitalized to be 'www.SSA.gov' in the Part I. Taxpayer Identification Number (TIN) section, on page 4.

#### Tangible Net Benefit Worksheet

The Tangible Net Benefit Worksheet has been updated to print \$.0.00 for the **Loan Mortgage Insurance Monthly Payment Amount** if no specific value is provided in the Comparison of Loan Terms section. Before a blank line was printed on the document instead.

### ALABAMA

#### Motor Vehicle Title Application-AL

The Motor Vehicle Title Application-AL document has been revised. One web site address at the top of page 1 is deleted and the other one is updated to 'www.revenue.alabama.gov'. A new exemption is added for motor-driven cycles as the last paragraph (4) under the Exemptions section, on page 2.

### ALASKA

#### Motor Vehicle Title Application-AK

The Motor Vehicle Title Application-AK has been revised as follows:

- There is no longer a default answer for the question 'Is vehicle used commercially?' in the Vehicle Information section. Before 'No' was selected by default.

- The word 'Agent's' is added to the 'Owner's Printed Name' and 'Owner's Signature' fields title in the Commercial section.
- The AMVC field has been renamed to Login ID in the DMV Use Only section.

## CALIFORNIA

### Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-CA

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-CA has been updated, **when HMDA applies**, to print the cost of improvements made or to be made for a refinance transaction on line (b) Alterations, improvements, repairs in the VII. Details of Transaction section. Before the amount entered in the **Cost** field in the II. Property Information and Purpose of Loan section did not flow over to the VII. Details of Transaction section. Correspondingly, lines (i) Total costs and (p) Cash from/to Borrower have also been updated to include the cost of improvements made or to be made for refinance transactions.

## COLORADO

### Refinance Disclosure-CO

The selection rule for the Refinance Disclosure-CO has been enhanced for first lien refinance loans. In order to see the document in the documents list for cash-out refinance loans with collateral located in Colorado, the **Refinance Original Purchase Money Loan** should be selected under the Note section on the Document Data page.

## CONNECTICUT

### Mortgage Closed End

The sentence 'All advances shall be repaid [] on demand. [] by a date not later than thirty years from the date of this Security Instrument. ' within the Secured Debt and Future Advances (A) section is removed from the Mortgage Closed End document. The language is specific for 'open end' transactions that are not currently supported within the application.

## DISTRICT OF COLUMBIA

### Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-DC

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-DC has been updated, **when HMDA applies**, to print the cost of improvements made or to be made for a refinance transaction on line (b) Alterations, improvements, repairs in the VII. Details of Transaction section. Before the amount entered in the **Cost** field in the II. Property Information and Purpose of Loan section did not flow over to the VII. Details of Transaction section. Correspondingly, lines (i) Total costs and (p) Cash from/to Borrower have also been updated to include the cost of improvements made or to be made for refinance transactions.

### Real Property Recordation and Tax-DC

The District of Columbia Office of Tax and Revenue has issued updates to the Real Property Recordation and Tax-DC form with a revision date of 10/2018. The updates include:

- The format of the text in Part E-F has changed. The part of the text which starts with 'You should expect to receive ...' will be a separate paragraph.
- 'Pursuant to DC Code § 42-1103(b-2)' and 'Pursuant to OTR Tax Notice 2014-05 "NOTICE REGARDING THE TAXATION OF INSTRUMENTS RELATING TO REFINANCES AND MODIFICATIONS' will print in italics and bold in Part H.
- In the first paragraph of Part I - Computation of Tax, the word 'elected' is changed to 'selected'.
- 'ROD 2' will be printed with a space in Part J. In addition, 'Affidavit Addendum/FP7CA' will include a

slash sign.

- The **Other Description** field has been removed from Part A - Type of Instrument.
- The **Leasehold Improvement** field has been removed from Part B - Property Description/Data/Property Being Conveyed.
- 'Complete all items; insert zero if no amount' will be displayed in bold in Part H - Consideration and Financing. In addition, 'Cash', 'Amount of 1st Deed of Trust', 'Amount of 2nd Deed of Trust' and 'Assumed' will be italicized in this section.
- A new sentence 'For recordation tax on residential deed transfers by qualified first time homebuyers, use Line 1.' has been added to Part I - Computation of Tax on page 5. In addition, changes have been made to the numbering in this section.
- A place holder for year in which the Grantor's - /Grantee's signature is notarized has been added to Part J - Affidavit (Part A to J).
- The restrictive text for audit 'within three years of filing' has been removed from the bottom of page 5.

### **Real Property Recordation and Tax Addendum-DC**

The District of Columbia Office of Tax and Revenue has issued updates to the Real Property Recordation and Tax Addendum-DC form with a revision date of 10/2018. The changes include new text regarding the affirmation or swearing to accuracy as well as changes that provide an instance of the form for each Grantor/Grantee with their separate notarization text.

#### **Signature Section on Riders**

The Signature Section has been revised not to print the post office address of each party signing the document if the collateral property is located in District of Columbia.

### **FLORIDA**

#### **Signature Section on Riders**

The Signature Section has been revised not to print the post office address of each party signing the document if the collateral property is located in Florida.

### **GEORGIA**

#### **Multiple Notes and Deeds**

Multiple documents have been updated to include a notice about the Georgia Fair Lending Act when you select this Loan Act on the Loan Definition page. In addition, attorneys fees limiting language will also be included on the Note Consumer and the Deed of Trust Closed End for loans under the Georgia Fair Lending Act. Prior to this change, the notice and limiting language only printed for high cost loans in Georgia.

### **MARYLAND**

#### **Counseling Notice-MD**

The Counseling Notice-MD has been revised to match the Maryland Department of Housing and Community Development form version 1806.00. The information related to Borrower, Lender, Property Address and Loan Number has been removed from the top of the form. In addition, the list of agencies has been updated accordingly.

## Motor Vehicle Title Notification-MD

The Motor Vehicle Title Notification-MD has been revised to match the Motor Vehicle Administration form VR 217 with a revision date of 03-17. The document will now include two pages instead of one. In addition, the following changes have been made to the form:

- A new sentence has been added 'MVA should contact me at: [e-mail address] or [phone] for any questions regarding this application.' at the top of the document.
- New language 'If the lien holder is anyone other than a bona fide lending institution (i.e. bank, credit union, finance company or dealer), a lien contract must accompany this form.' has been added to the Notice section.
- The Vehicle to be held as collateral section is expanded to collect the information pertaining to the lien holder (Letters A and B).
- The reference to 'service representative' is changed to 'agent' at the bottom of the form.

## MINNESOTA

### Motor Vehicle Title Application-MN

The Motor Vehicle Title Application-MN has been updated to align with the current Minnesota Department of Public Safety forms PS2000-44 and PS2000-45. This includes a new revision date of 05/16 on page 1, revision date of 05/18 on pages 2 and 3. In addition, new text is added to the bottom of page 3 as follows:

'Minnesota statute 168A.15 Subd. 3 does not allow DVS to issue titles for junked vehicles. A new title will not be issued to any vehicle with a title containing the words, "junked, non-repairable, scrapped, dismantled, or destroyed."

Minnesota Statute 235F.6642 requires any branding on a title of an out-of-state vehicle to be included on all future titles used for that vehicle. For example, if an out-of-state vehicle is branded as flood damaged, that will appear on any future Minnesota title that is issued for that vehicle.'

## OHIO

### Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-OH

The Fannie Mae 1003 Freddie Mac 65 Universal Residential Loan Application-OH has been updated, **when HMDA applies**, to print the cost of improvements made or to be made for a refinance transaction on line (b) Alterations, improvements, repairs in the VII. Details of Transaction section. Before the amount entered in the **Cost** field in the II. Property Information and Purpose of Loan section did not flow over to the VII. Details of Transaction section. Correspondingly, lines (i) Total costs and (p) Cash from/to Borrower have also been updated to include the cost of improvements made or to be made for refinance transactions.

## PENNSYLVANIA

### Loan Agreement Construction

The Loan Agreement Construction has been updated not to print the following Pennsylvania - specific language in the Applicable Law section:

'Any provision that appoints lender as an agent is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code). By exercising any of its rights under this Agreement, lender does so for its sole benefit.'

Before the text was printed on the document if the organization's **Jurisdiction** was set to Pennsylvania in Administration.



## Mortgage Closed End

The Mortgage Closed End has been updated not to print the following Pennsylvania - specific language in the Applicable Law; Severability; Interpretation section:

‘Any provision that appoints Lender as an agent is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code). Lender, by exercising any of its rights under this Security Instrument, does so for its sole benefit. ‘

Before the text was printed on the document if the collateral state was set to Pennsylvania.

## TENNESSEE

### Conventional First Deed of Trust and Subordinate Security Instrument

#### Deed of Trust Closed End

The Conventional First Deed of Trust and Subordinate Security Instrument and Deed of Trust Closed End have been updated to print 'under Instrument No.' in the Derivation Clause section if the **Recording Instrument Number** is selected on the documents. The instrument number is optional on the Conventional First Deed of Trust and Subordinate Security Instrument and Deed of Trust Closed End. To support this option, the **Recording Instrument Number** has been added to the documents and the **Instrument Number Giving Ownership Interest** field will be shown or hidden on the documents based on this choice.

## TEXAS

### Loan Agreement Construction

The Loan Agreement Construction has been updated not to print the blank line in the Construction Lender or Construction/Permanent Lender section if the phone number is not passed under the Alternate Address (Security Instruments and Riders) in Administration. The issue was reproducible if the organization's **Jurisdiction** was set to Texas.

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