

Governance, Risk & Compliance

# Release Notes

ComplianceOne® Solution

## Governance, Risk & Compliance

ComplianceOne® Solution Release Notes

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# Welcome

ComplianceOne eases the management of your loan and account transactions and data. As a single, integrated solution, ComplianceOne provides a seamless transition from your administrative functions and line-of-business documentation directly to one database. Plus, you have up-to-date industry-leading Bankers Systems compliance content embedded.

## Now Available! Consumer Online Application

Wolters Kluwer now offers consumer online application functionality in ComplianceOne lending. Once configured, applications can be submitted via your website, which includes the ability to review and import the applications into ComplianceOne lending.

For more information, please contact your Wolters Kluwer sales representative.

## Product Download Site

As requested by customers, we have migrated to a new Product Download Site that will house a single location for all your products! The 2019.3 ComplianceOne release is now available, and any future postings will only be delivered on this new Site. To gain access to the new Product Download Site, please reach out to your institution's assigned administrator and they will be able to grant you access. An email will be sent to the administrator when the product is available for download.

## Release Notes

This Release Notes document provides information about what's new or changed for this ComplianceOne Solution release. You can find the most recent version of the Release Notes on the Solutions Support web site at <http://www.WoltersKluwerFS.com/Support/> or by going to Help on the Product Download Site at <https://compliancedownload.wolterskluwer.com>.

## Refreshing Templates

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### Important

Some of the changes in this release might require you to update your templates to incorporate these latest changes. Please keep your templates in mind as you read these release notes.

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# August 2019 Index Update

## National Average Contract Rate

Based on a notice from the Federal Housing Finance Agency (FHFA), the National Average Contract Rate index will no longer be updated after 5/29/2019.

Please visit the link below for the full notice.

<https://www.fhfa.gov/DataTools/Downloads/Pages/Monthly-Interest-Rate-Data.aspx>

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### Note

Currently this index is still available, but changes will be made in a future release to restrict it.

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# Administration

## Certification of Beneficial Owners (CERT-BEN-PAC) — Certification of Accuracy of Prior Certification

Based on customer requests, the Promissory Notes and Commercial Loan Agreements (including combination documents) had been updated to include text for each applicable entity borrower/cosigner that was using a prior Certification of Beneficial Owners. This limited the autoselection of the separate Certification of Accuracy of Prior Certification (CERT-BEN-PAC) to Modification transactions. All other transactions (New, Refinance From Another Lender, Renewal, Refinance) had the prior certification language appearing on the Promissory Note or Commercial Loan Agreement documents.

Due to additional customer requests, the program has been updated to allow users to determine whether they would like to have the separate Certification of Accuracy of Prior Certification (CERT-BEN-PAC) autoselected instead of language being added to the Promissory Note or Commercial Loan Agreement documents. (Modification transactions will always get the separate document).

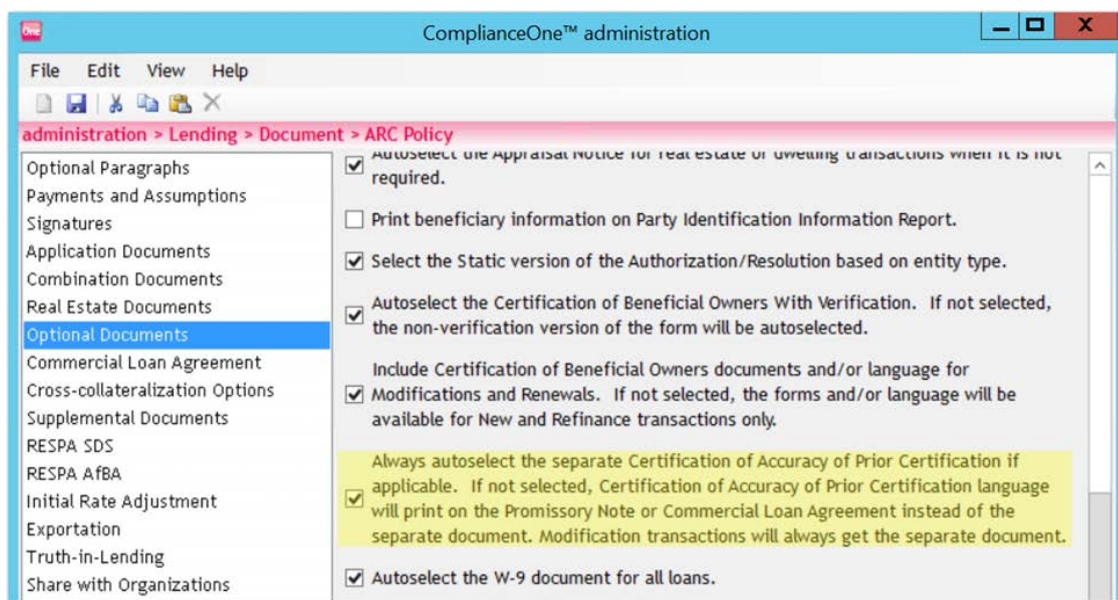
In Administration, for clarity, an update has been made to *Autoselect the Certification of Beneficial Owners form for Modifications and Renewals also. If not selected, the form will be autoselected for New and Refinance transactions only.* The language now reads:

Include Certification of Beneficial Owners documents and/or language for Modifications and Renewals. If not selected, the forms and/or language will be available for New and Refinance transactions only.

In Administration, a new checkbox (this checkbox will default as checked) has been added at Administration > Lending > Document > [policy name] > Optional Documents that reads:

Always autoselect the separate Certification of Accuracy of Prior Certification if applicable. If not selected, Certification of Accuracy of Prior Certification language will print on the Promissory Note or Commercial Loan Agreement instead of the separate document. Modification transactions will always get the separate document.

This will allow all applicable transaction types (in addition to Modifications) to have the separate document autoselected.



The prior certification checkbox language on the CDD tab in Lending has been updated to provide clarity. The new language reads:

Check this box if a prior certification will be used. If a prior certification is used, it will either print on the note documents or as a separate document (depending on Administration settings) for new, refinance, and renewal transactions. For modifications, a separate document will always be autoselected, if applicable, based on Administration settings. The information provided in the Certification of Beneficial Owners certified on \_\_\_\_\_ is complete and correct as of today.

ComplianceOne™ Lending - [Borrower #1]

Main Retrieve Override Party Number OFAC TruAlert Help

Party Signers CIP **CDD**

**Borrower #1**

ABC Corp

**Natural Person, Beneficial Owners, and Controlling Manager/Owner**

NP	BO	BO % of Ownership	CM/O	Name	Title
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Jane E Doe	President
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	Sam Smith	Partner

Add Retrieve Existing Parties Edit Delete

Note: The percent of ownership for the beneficial owners should be entered in the order they are to appear on the Certification of Beneficial Owners With Verification/Certification of Beneficial Owners. Up to four beneficial owners will appear on the documents. The beneficial owners who own 25 percent or more of the equity interests of the legal entity must be included in the document. Beneficial owners who own less than 25 percent of the equity interests of the legal entity may be included in the document.

☐ Exempt from Certification of Beneficial Owners Additional Information

☒ Check this box if a prior certification will be used. If a prior certification is used, it will either print on the note documents or as a separate document (depending on Administration settings) for new, refinance, and renewal transactions. For modifications, a separate document will always be autoselected, if applicable, based on Administration settings. The information provided in the Certification of Beneficial Owners certified on 05-15-2018 is complete and correct as of today.

ABC Corp Tuesday, August 20, 2019

## Disabling Transport Layer Security (TLS) 1.1

To allow the disabling of TLS 1.1 (Transport Layer Security), changes were made to the install to no longer enable TLS 1.1. Please review this setting and make manual updates based on your bank's needs.

In addition, validation has been completed to ensure that ComplianceOne operates correctly with TLS 1.1 disabled.

## Lending Applications Reports

The program has been updated so that the Customer Name will print on the Lending Applications This Period and Lending Transaction Phase reports in ComplianceOne Administration for borrowers of any party type. Previously the Customer Name was not printing on the reports unless the borrower was an Individual or a General Partnership.

# System Requirement Changes

## Microsoft SQL Server 2008 and Windows Server 2008

Microsoft's SQL Server 2008 Database will be End of Life on July 9, 2019 and Microsoft's Windows Server 2008 (W2K8) Operating System will be End of Life on January 14, 2020. Microsoft will no longer provide security updates or bug fixes for this software after the End of Life date(s). As a result, Wolters Kluwer is moving forward with plans to end operational support for ComplianceOne lending and ComplianceOne deposit running on Microsoft's SQL Server 2008 Database and Microsoft's Windows Server 2008 Operating System.

Wolters Kluwer's support schedule is as follows:

- The 2019.2 release: This was our last release that supported Microsoft SQL Server 2008.
- As of the 2019.3 release, you should no longer install on Microsoft SQL Server 2008 versions.
- The 2019.4 release at the end of this year will be our last release that will support Microsoft Windows Server 2008.

ComplianceOne has been certified to support:

- Microsoft SQL Server 2012
- Microsoft SQL Server 2014
- Microsoft SQL Server 2016

Environments should have been updated to a supported version by July 9, 2019. If you haven't done so yet we recommend that you upgrade to a supported version as soon as possible.

ComplianceOne has been certified to support:

- Microsoft Window Server 2012 Standard or Enterprise
- Microsoft Windows Server 2016

It is recommended to upgrade your environments to Microsoft Windows Server 2012 or Microsoft Windows Server 2016 by the end of 2019.

# Lending-Only Program Changes

## Adding Signers for An Entity and CDD

The program has been updated to resolve an issue where blank Authorized Signer records were being created for transactions with Authorized Signers for an entity. Previously, when a user would select Add in the Signer tab and then select the back arrow, the program would create a blank Authorized Signer record.

This same behavior was occurring on the CDD tab. When a user would select Add to create a Natural Person, Beneficial Owners, and Controlling Manager/Owner record and then select the back arrow, the program would create a blank Natural Person, Beneficial Owners, and Controlling Manager/Owner record. These issues have been resolved.

## Loan Modifications – Stocks and Crops/Farm Products (Colorado)

On modifications involving stocks and crops/farm products with the property/perfection state of Colorado, where the stocks are being added and crops/farm products are being released, the program was producing an error and few documents were autoselecting. The problem has been resolved and all appropriate documents are autoselecting.

## Loan Officer – Default as Contact Name for Document Preparer and Return To Records

Based on customers' requests, enhancements have been made to the program to allow the Loan Officer name to default as the Contact Name for entity Document Preparer and Return To records.

A new checkbox has been added to Administration > Setup > System Settings > [system settings policy] > Defaults, that states: "Default Loan Officer name as the Contact Name for Document Preparer and Return To fields. If not selected, the Contact Name from Document Related Parties will be defaulted, if any."

The screenshot shows the 'administration > Setup > System Settings > Cathy System Settings' window. The 'Defaults' tab is selected in the left sidebar. The main area contains several settings. A checkbox labeled 'Default Loan Officer name as the Contact Name for Document Preparer and Return To fields. If not selected, the Contact Name from Document Related Parties will be defaulted, if any.' is checked. Other settings include 'at transaction time.', 'The 'Due on Demand, but if no demand is made' field should be read-only at transaction time.', 'My Deposit Account', 'The 'My Deposit Account' field should be checked (true) at transaction time.', and 'The 'My Deposit Account' field should be read-only at transaction time.'.

When the new checkbox is selected in Administration, and a Loan Officer is selected on the Loan Definition screen, the Loan Officer name is defaulted into the Contact Name field, for an entity, on the Document Preparer, Document Return To, Document Return To - UCC, and Document Return To - Mortgage/Deed of Trust screens. The Contact Name may still be edited.

The screenshot shows a form with the following fields: 'Officer:' with a dropdown menu showing 'Becki Scott', 'Title:' with a text field containing 'Loan Officer', 'Number:' with a text field containing 'BJS', and 'Region:' with a text field containing 'MN'. At the bottom, there are three buttons: 'Document Preparer', 'Document Return', and 'Loan Origination'.

**Document Return To - UCC**

Corporation  EIN

Name:

Address:

City:  State:  Zip Code:

County:

**Mailing Address**

Address:

City:  State:

Zip Code:

**Contact Name**

If the new checkbox is not selected in Administration the system will provide the existing behavior which is to default the Contact Name from the Document Related Parties screen, if any.

#### Note

This is a one-time default for each loan transaction. When a Loan Officer is selected, the name will default as the Contact Name for an entity but if a user goes back and selects a different Loan Officer the Contact Name will need to be manually updated.

Also, if using a template for the Contact Name field the system will default the template settings instead of this new option. It is important to understand that if a user updates this field in templates **at all**, the system will accept the one-time default with the template setting and the defaulting at transaction time will be invalid.

## Party Information Authorizations screen

### Signers Tab

Improvements have been made to the Party Information Authorizations screen and the Signers Tab.

The following additional warning messages will appear if you move to a different tab without using the arrow forward function:

- Authorization Date is required
- A signer must be selected

An additional message, "Authorization information is required", has been added to identify when the Authorization information has not been completed.

## Universal Credit Application

Based on customer request, changes have been made to the Universal Credit Application and the defaulting of information into some of the completion fields.

The following fields have been updated:

- For Creditor Use (first page of document)

- **Date Received**  
The default for this completion field has been revised to now default in the Date of Application from Application Definition. Previously, the Date of Delivery was defaulted.
- Type of Requested Credit
  - **Proceeds of Credit to Be Used for – Other Checkbox**  
A default has been added for this checkbox to check the box if text has been entered in the field for “The purpose of the loan is”.
  - **Proceeds of Credit to Be Used for – Other (describe)**  
A default has been added for this completion field to default what has been entered in the field for “The purpose of the loan is”.
- Applicant Information
  - **Gov't ID Type/Gov't ID No./Gov't ID Issued By/Gov't ID Issue Date/Gov't ID Exp. Date - Applicant & Joint Applicant**  
A default has been added for these completion fields to default what has been entered in the fields for the driver's license. If no driver's license is entered, nothing defaults in the applicable fields.
- Asset and Debt Information
  - **Indicate for whom this Asset and Debt Information is being provided – Applicant**  
This checkbox will now be checked if there is only one borrower on the loan and no guarantors.
- Property Information (if secured)
  - **Primary Use of Property – Agricultural Checkbox**  
A default has been added for this checkbox to check the box if Agricultural is selected for the purpose in Loan Definition.
  - **Primary Use of Property – Business Checkbox**  
A default has been added for this checkbox to check the box if Business is selected for the purpose in Loan Definition.
  - **Primary Use of Property – Consumer Checkbox**  
A default has been added for this checkbox to check the box if Personal is selected for the purpose in Loan Definition.
- Marital Status
  - **Applicant – Married**  
A default has been added for this checkbox to check the box when there is collateral and if Married is selected on the applicable Borrower details screen.
  - **Applicant – Separated**  
A default has been added for this checkbox to check the box when there is collateral and if Separated is selected on the applicable Borrower details screen.
  - **Applicant – Unmarried (including single, divorced, widowed)**  
A default has been added for this checkbox to check the box when there is collateral and if Unmarried is selected on the applicable Borrower details screen.
  - **Joint Applicant or Other Party – Married**  
A default has been added for this checkbox to check the box when there is collateral and if Married is selected on the applicable Borrower details screen.
  - **Joint Applicant or Other Party – Separated**  
A default has been added for this checkbox to check the box when there is collateral and if Separated is selected on the applicable Borrower details screen.

- **Joint Applicant or Other Party – Unmarried (including single, divorced, widowed)**  
A default has been added for this checkbox to check the box when there is collateral and if Unmarried is selected on the applicable Borrower details screen.
- For Creditor Use (last page of document)
  - **Date Received**  
The default for this completion field has been revised to now default in the Date of Application from Application Definition. Previously, the Date of Delivery was defaulted.
  - **Date Action Taken**  
The default for this completion field has been revised to now default in the Date of Execution from Loan Definition.

## ComplianceOne Solution Help

### Document Policy — Truth-In-Lending

The 2019 threshold for Truth-in-Lending Act/Regulation Z coverage has been announced. Effective January 1, 2019, Truth-in-Lending Act/Regulation Z will apply to consumer credit transactions of \$57,200 or less (this is an increase from \$55,800). Within the following help sections, we replaced the dollar amount with “the threshold amount” and provided a reference to the citation.

The following help text sections have been updated to remove references to \$25,000 and now read as follows:

**Note:** An example of a closed-end consumer loan not subject to Truth in Lending is a loan amount greater than the threshold amount and not secured by real estate or by any personal property the borrower intends to use as a principal dwelling.

8. Enter the Regulation Z Section 35 Appraisal Exemption Threshold Amount. This amount identifies the exemption threshold amount for consumer transactions subject to the appraisal requirements in Regulation Z's Section 35, which is adjusted every year and is effective on January 1 of the following year to reflect increases in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). (Refer to 12 C.F.R. § 1026.35(c)(2)(ii) & 12 C.F.R. § 1026.35(c) Official Interpretation for the threshold amount). You will need to enter the amount.

## Lending Reference Help

### Georgia Fair Lending Act Lending Reference Help

Updates have been made to the Georgia Fair Lending Act Help text related to the High-Cost Home Loan Definition, including the addition of statute citations.

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#### **Note:**

The system currently does not support high-cost home loans as defined under the Georgia Fair Lending Act.

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### Truth-in-Lending Act

#### Real Estate Settlement Procedures Acts

The 2019 threshold for Truth-in-Lending Act/Regulation Z coverage has been announced. Effective January 1, 2019, Truth-in-Lending Act/Regulation Z will apply to consumer credit transactions of \$57,200 or less (this is an increase from \$55,800). Within the following help sections, we replaced the dollar amount with “the threshold amount” and provided a reference to the citation.

Lending Reference Help has been updated for Truth-in-Lending Act (for loans with applications taken prior to TRID effective date) to remove reference to “[\$50,000]” in two places and replaced with “the threshold amount”. Also, to remove the note, “\*Effective January 1, 2015, the threshold was adjusted to \$54,500.” The updated section reads as follows:

Finally, Truth in Lending exempts from coverage certain large-dollar extensions of credit. The exemption applies to an extension of credit not secured by real property, or by personal property used or expected to be used as the principal dwelling of the consumer, that is not a private education loan (if closed-end), and in which the amount of credit extended exceeds the threshold amount or in which there is an express written commitment to extend credit in excess of the threshold amount. (12 C.F.R. § 1026.3(b)) This threshold is effective beginning July 21, 2011 and will be adjusted on January 1 of each year by any annual percentage increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

See [www.consumerfinance.gov](http://www.consumerfinance.gov) for annual adjustments.

Additional updates include, for Truth-In-Lending Act (TILA) and Real Estate Settlement Procedures Acts (RESPA) (for loans with applications taken on and after TRID effective date) in the General Applicability of TILA and RESPA/TILA and RESPA Disclosures tables for the two Credit Transaction Type and Security Collateral sections to remove reference to “\$54,500” and replace it with “Threshold Amount”. The following cite has also been added, “(Refer to 12 C.F.R. § 1026.3(b)(1)(i) & 12 C.F.R. § 1026.3(b) Official Interpretation for amount)”.

Credit Transaction Type [1] And Security Collateral	TILA	RESPA
1. <b>Unsecured</b> credit with Amount Financed $\leq$ <b>Threshold Amount</b> (*annually adjusted) (Refer to 12 C.F.R. § 1026.3(b)(1)(i) & 12 C.F.R. § 1026.3(b) Official Interpretation for amount) for <ul style="list-style-type: none"> <li>Consumer, open-end line of credit; or</li> <li>Consumer, closed-end loan.</li> </ul>	Yes	No
2. <b>Secured</b> credit with <i>non-residential, personal property</i> and Amount Financed $\leq$ <b>Threshold Amount</b> (*annually adjusted) (Refer to 12 C.F.R. § 1026.3(b)(1)(i) & 12 C.F.R. § 1026.3(b) Official Interpretation for amount) for <ul style="list-style-type: none"> <li>Consumer, open-end line of credit; or</li> <li>Consumer, closed-end loan.</li> </ul>	Yes	No

Credit Transaction Type And Security Collateral	TILA § 1026	RESPA § 1024
1. <b>Private education</b> loan to a Consumer as defined by 1026.46(b)(5) which generally, among other specifications, excludes open-end credit, or any closed-end loan that is secured by real property or a dwelling.	§1026.46 TILD	
2. <b>Unsecured</b> credit with Amount Financed $\leq$ <b>Threshold Amount</b> (annually adjusted) (Refer to 12 C.F.R. § 1026.3(b)(1)(i) & 12 C.F.R. § 1026.3(b) Official Interpretation for amount) for <ul style="list-style-type: none"> <li>Consumer, open-end line of credit; or</li> <li>Consumer, closed-end loan.</li> </ul>	§1026.6 TILD §1026.18 TILD	
3. <b>Secured</b> credit with <i>non-residential, personal property</i> and Amount Financed $\leq$ <b>Threshold Amount</b> (annually adjusted) (Refer to 12 C.F.R. § 1026.3(b)(1)(i) & 12 C.F.R. § 1026.3(b) Official Interpretation for amount) for <ul style="list-style-type: none"> <li>Consumer, open-end line of credit; or</li> <li>Consumer, closed-end loan.</li> </ul>	§1026.6 TILD §1026.18 TILD	

# Lending and Deposit-Program Changes

## Administration – Utilities/Delete Records/Delete Parties

Admin > Utilities > Delete Records > Delete Parties

Updates have been made so that when a user is deleting party records, the associated Loan Number/Deposit Account Number and Date of Transaction/Entity Tied To are also listed on the Delete Parties screen. Previously, some users were having problems with trying to delete party records as it was unclear when there were multiple parties with the same or similar names what transaction and/or deposit account they were used for.

## SettlementOne – Credit Report

The credit report functionality for SettlementOne has been updated. Previously, after retrieving a credit report for a borrower, when recalling a transaction, it was necessary to either select **Get Credit Report/Score** or select the **Reissue** button to view the credit report. Changes have been made to the program so that now, if you have previously retrieved a credit report for a borrower and recall a transaction, ComplianceOne automatically retrieves the credit report.

When recalling a transaction, selecting **Get Credit Report/Score** will result in a new credit report being ordered for an additional charge. For a **Reissue**, the Reference Number of the previous report is already defaulted into the screen and can also be edited. Selecting **Reissue** will not result in any additional charges and will display the previously issued credit report.

# Multi-State Lending Document Changes

## Business Purpose Affidavit (AR, IA, MI, PA)

The Business Purpose Affidavit has been updated to add a field for **My Commission Expires** for those states that require this on notarized documents.

## Instructions for Form W-7 (W7-INST-SP)

On December 12, 2018, the IRS posted revisions to the Instructions for form W-7 (W7-INST-SP) with an 11-2018 revision date. No effective dates were announced but the form should be used as soon as available.

## Notice of Action Taken (MA, CA, CT, WA)

Based on customer request, a change has been implemented to include state-specific Notices of Action Taken (Adverse Action Notices) based on the State where the collateral property is located (and if a residential real property for Connecticut) in addition to the existing applicable or governing law. In addition, as an abundance of caution (except Connecticut), the State of residence of the Applicant was added since states' laws generally protect residents of its state and/or individuals who have a residence in that state. In the Reasons for Denial section, "Other (specify):" has been removed. When the user enters an "Other" reason, that text will print as it has been entered.

Also, an end parenthesis has been added after the word "made" in the following sentence.

"Location or Condition of the Collateral Property (that had an estimated market value of \$XXX on which the Creditor relied, and the credit decision was made)".

## Second Home Rider Fannie Mae Freddie Mac Form 3890 (VMP365R)

The form VMP365R, Second Home Rider Fannie Mae Freddie Mac Form 3890, has been revised to follow the model form. Per Fannie Mae Selling News announcement on April 3, 2019, Fannie Mae/Freddie Mac Multistate Second Home Rider Form 3890 was revised to clarify certain requirements. Revisions have been made to the Occupancy paragraph.

# Multi-State Lending and Mortgage Document Changes

## Mortgage Interest Statement (1098)

The Mortgage Interest Statement (1098) has been revised to follow the 2019 model form posted by the IRS on 11/30/2018. The year has been updated to 2019 throughout the form and an additional section has been added to identify a date for mortgages acquired in 2019.

## Standard Flood Hazard Determination (VMP-525)

## Standard Flood Hazard Determination (VMP-525A)

Autoselection has been updated so that the documents will be selected for modifications when there is existing collateral and you have determined that you want the documents selected. The information from the Flood button on the Collateral screen will flow to the documents.

In **Administration/Lending/Global Setup** the **Miscellaneous Questions** screen has been updated to add the following question:

**Standard Flood Hazard Determination** - This item identifies if the Standard Flood Hazard Determination should be selected for a transaction that is a modification with existing collateral.

ComplianceOne™ administration

File Edit View Help

Setup Lending Deposit Utilities

**Global Setup**

- Indexes
- Required Fields
- Pricing Guide
- Miscellaneous Question

**Policy Setup**

- Document
- Insurance
- Debt Cancellation
- Variable Rate
- Split Rate
- Fees
- Late Charges
- Prepayment Penalty
- Document Properties

Miscellaneous Question	MQ#
Is there a Decrease to the Loan Amount?	195
Select Standard Flood Hazard Determination for a transaction th...	196
Does this loan have an ERI Limit?	100
MQ1	43

Up Down

**Details**

Question: Select Standard Flood Hazard Determination for a transaction t

Default Answer: N

☐ Lock Default Answer

Help: This item identifies if the Standard Flood Hazard Determination should be selected for a transaction that is

User Defined Help:

Save Cancel

Logons Allowed Ready

In addition, the question has been added at transaction time in **Loan Definition** on the **Miscellaneous Questions** screen.



# Multi-State Deposit Document Changes

## Card Application (CARD-APP)

### Business Purpose Account Service Application (CARD-APP-B)

The Card Application (CARD-APP) and Business Purpose Account Service Application (CARD-APP-B) have been updated (which supports mobile remote deposit capture only) and a separate Card Application (CARD-APP) and Business Purpose Account Service Application (CARD-APP-B) have been created for businesses (which supports both remote deposit capture, using Remote Desktop Capture hardware and software the financial institution provides to the business, and mobile remote deposit capture).

## Reg E Disclosure – Visa International Service Assessment

Visa has increased its International Service Assessment from .8% to 1.0%. Language has been added to the initial Regulation E disclosure that allows institutions to explain these fees to consumers. Since the fee is increasing, a change notice will be required before the institution can pass an increased fee on to the consumer.

# State-Specific Lending Document Changes

## Indiana

Promissory Note

Promissory Note and Security Agreement

Promissory Note, Security Agreement And Truth In Lending

Promissory Note And Truth In Lending Disclosures

Truth In Lending Disclosure-Early (Closed End)

Truth In Lending Disclosure (Closed End)

Debt Modification Agreement Consumer

Debt Modification Agreement

Promissory Note-Consumer Open End

Promissory Note-Consumer Open End And Truth In Lending

Several Indiana Notes, Credit Agreements, and Truth-in-Lending Disclosures have been revised to no longer include language that the late charge may change pursuant to Indiana Codes (§§ 24-4.5-1-106 and 24-4.5-3-203.5) to always be the maximum amount allowed by law. The revised fees are effective July 1, 2019.

The revisions include the following:

- The late charge in Indiana will no longer be an indexed value subject to change every two years and will instead be a flat dollar amount.
- New requirements allow a late charge of up to \$5 if not paid in full within 10 days of its due date for installment loans with installments that are due every 14 days or less and \$25 if not paid in full within 10 days of its due date for installment loans with installments that are due every 15 days or more or for single pay loans with the payment due in 30 days or more.
- Restrictions on a transaction fee for revolving loan accounts has changed from "the lesser of 2% of the amount of the transaction or \$10" to "the greater of 2% of the amount of the transaction or \$10".

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### Note

These changes require an to update the late charge settings.

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## Louisiana

Title Insurance Identification Rider (LA) (VMP146RLA)

In Administration under Lending > Document Properties > Set Properties for Dynamic - the Title Insurance

Identification Rider (LA) is now listed as recordable and the logo options are not available. Previously, this document was listed as a non-recordable document and the logo options were available which caused a publishing error.

## Massachusetts

Notice Of Action Taken - Policy Selection Tab

On the Policy Selection Tab, a checkbox has been added to help determine when on the Denial Reasons Tab the option of "Location or Condition of the Collateral Property (that had an estimated market value of \_\_\_\_\_ on which the Creditor relied, and the credit decision was made)" should appear. This checkbox reads as follows and if checked prompts for the state where the collateral is located.

Is the collateral that secures this loan a Condominium, 1-4 Family Dwelling, or Townhome (PUD)?

State: \_\_\_\_\_

The Location or Condition of the Collateral Property reason applies to transactions where

- The real estate collateral is located in Massachusetts OR
- The financial institution is located in Massachusetts OR
- The borrower's/cosigner's mailing address is in Massachusetts.

In addition, there is a checkbox that appears for certain institutions that are located in Connecticut which has been revised to add "located in Connecticut" as noted below.

Is the collateral that secures this loan a Condominium, 1-4 Family Dwelling, Townhome (PUD), or Multi-Family Dwelling (5+) located in Connecticut?

## Oklahoma

### Lien Entry Form Motor Vehicles (LEFLZ-OK)

The Lien Entry Form Motor Vehicles (LEFLZ-OK) has been revised to match Oklahoma Tax Commission Motor Vehicle Division form MV-21-A with a revision date of 6-2019. The fees at the bottom of page two have increased to match the model form.

## Oregon

### Application for Boat Title and/or Registration (BTA-1-OR)

The form has been revised to match the State of Oregon Marine Board form with a revision date of 8/17.

Updates include the following:

- Font and formatting have been revised
- Title No. has been removed from the form
- Whether the applicant wants their name provided to direct mail companies has been removed
- Air Boat has been added to the VESSEL TYPE section
- SERVICES (fees) section has been moved from the top right of the page to the bottom right of the page.
- In the SERVICES section, Oregon Title Transfer has been combined with New Boat \ from Out-of-State \ Never Titled

## South Carolina

### Application and Registration for Title Motor Vehicle (SC) (MV-1-SC)

The Application and Registration for Title Motor Vehicle for South Carolina was added to the program. The form will be autoselected with the following collateral types: Motor Vehicle (Residence), Motor Vehicle (Non-Residence), Trailer (Titled/Residence), Trailer (Titled/Non-Residence), Mobile Home (Pers. Property/Non-Residence) or Mobile Home (Pers. Property/Residence).

## West Virginia

### Title Application-Boat (WV)

The Application for a Certificate of Title for a Motorboat has been revised to match West Virginia Department of Transportation form DMV-MB-6 with a revision date of 8/2017. Sales Tax is 6%, Title Fee is \$15 and the years in the table at the bottom of page two are updated to match the state form.

# State-Specific Mortgage Document Changes

## Maine

Release of Mortgage (ME) - VMP4041ME

Real Estate Modification (ME) – MMOD-ME

The above documents have been revised to follow Maine's Registers of Deeds Association 2019 recording requirements (<http://www.maineregistryofdeeds.com/forms.html>), which entails new margin and font requirements.

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### Note

These are not statutory requirements.

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## Pennsylvania

Assignment Of Contract Rights & Payments

Assignment Of Real Estate Security Instrument

Leases And Rents Assignment

Mortgage

Mortgage Assignment

Mortgage, Assignment of Production, Security Agreement, Fixture Filing, and Financing Statement

Mortgage, Assignment of Production, and Security Agreement

Mortgage-FNMA/FHLMC

Mortgage-Leasehold

Real Estate Modification

Release of Real Estate Security Instrument

Rider-Condominium (3140)(VMP-8R)

Rider-Planned Unit Development (3150)(VMP-7R)

Rider-Second Home (3890)(VMP-365R)

Subordination-Landlord Lien

Subordination-Leasehold

Subordination-Real Estate Lien

Washington County is requiring all recorded documents be in 12-point font. All Pennsylvania state specific documents have been updated to comply with this requirement.

The Washington County Recorder of Deeds website is <https://www.co.washington.pa.us/205/Recorder-of-Deeds>.

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### Note

Washington County had stated that only the body of the document is required to meet the 12-point font size requirement. Therefore, the font size in the tag line was not changed.

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## State-Specific Deposit Document Changes

No state-specific deposit document changes this release.

# How to Contact Us

There may be situations where you provide or are asked to provide data to Wolters Kluwer for assistance in troubleshooting, implementation, or the delivery of professional services. When doing so, do not provide actual live data of your customers. Provide sample, fake data that is representative of the issue you are experiencing.

## Solution Notification Service Now Available

Customers who subscribe to the Solution Notification Service will receive notifications for many of our software products when updates are made available on our Software Support Web site at <http://www.WoltersKluwerFS.com/Support>.

To subscribe to this service, visit <http://global.WoltersKluwerFS.com/SNS> and enter your valid e-mail address. A link to your personal profile page is then e-mailed to you allowing you to specify your profile information and subscription preferences.

To ensure you receive this e-mail as well as future communications, make sure to add **@wolterskluwer.com** and **@wolterskluwerfs.com** to your safe senders list.

## Support Web Site

Visit our Software Support Web site for documentation, downloads, frequently asked questions, training, or support information at the following location: <http://www.WoltersKluwerFS.com/Support>

## Internet

Also, you can visit us on the Internet at [www.WoltersKluwerFS.com](http://www.WoltersKluwerFS.com).

## E-Mail

E-mail questions or issues to: [ComplianceOneSupport@wolterskluwer.com](mailto:ComplianceOneSupport@wolterskluwer.com).

Questions related to the installation process may be sent to [technicalsupport@wolterskluwer.com](mailto:technicalsupport@wolterskluwer.com).

## Phone

You can telephone our SupportLine technicians at 1-800-274-2711, ext. 1123660. Our support staff is available Monday through Friday, 7 A.M. to 7 P.M. CST. Voice mail operates continually, allowing you to leave us a message after hours and on weekends. To help us handle your question as quickly as possible, have these items available before you call:

- product name and version number
- customer number
- operating system and version number; service pack numbers, if installed

## Fax

You may fax us at (320) 323-4848.