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Table of Contents

Application Changes	1
North Carolina Compliance Reference Help	1
Document List	2
Change Report	2
Multi-State Document Changes	3
Assignment Assignment Of C.D./Share Certificate Assignment Of C.D./Share Certificate (Uncertificated) Assignment Of Contract Rights & Payments Assignment Of Deposit/Share Account Assignment Of Depository Account Assignment Of Life Insurance Policy Assignment Of Partnership Interest Assignment Of Pledged Goods Construction Loan Agreement Deed Of Trust-Home Equity (TX) Leases And Rents Assignment Mortgage Assignment/Deed Of Trust Assignment Mortgage-Leasehold /Deed of Trust-Leasehold Mortgage/Deed of Trust Oil and Gas Mortgage/Deed of Trust Preferred Ship Mortgage Security Agreement Security Agreement-Land Trust (IL)	3
Certification of Accuracy of Prior Certification (CERT-BEN-PAC)	3
Commercial Loan Agreement Commercial Loan and Security Agreement Promissory Note Promissory Note And Truth In Lending Disclosures Promissory Note and Security Agreement Promissory Note, Security Agreement And Truth In Lending	4
Debt Modification Agreement Debt Modification Agreement Consumer	4
Debt Modification Agreement Guaranty	4
Dynamic Loan Application	4
Federal Sale of Insurance Disclosure	5
HMDA Demographic Information	5
Modification Loan	5
Promissory Note-Consumer Open End Promissory Note-Consumer Open End And Truth In Lending	5
Real Estate Modification	5
Request for Transcript of Tax Return (4506-T) (VMP9045T)	5
Security Agreement Commercial Loan and Security Agreement Promissory Note And Security Agreement Promissory Note, Security Agreement And Truth In Lending Financing Statement - IACA Financing Statement - IACA Amendment UCC3 Financing Statement Amendment - IACA - 2013 UCC3 Financing Statement Amendment - IACA - 11Point 2013 UCC1 Financing Statement - IACA - 2013 UCC1 Financing Statement - IACA - 11Point 2013 Addendum - Collateral Description (ND)	6
Universal Credit Application - Real Estate WO Government Monitoring	6
State-Specific Document Changes	6
Alaska	6
Indiana	7
Maryland	7
Oregon	8
Tennessee	8
Texas	8
Virginia	8

Washington	9
Wisconsin	9

Application Changes

North Carolina Compliance Reference Help

PBI 511271 (All Products)

Pursuant to the changes made by NC HB 810, the Loan Acts help text has been updated for the General Interest Law loan act. The loan origination fee and late charge in the Additional Fees section have been updated and now reads as follows:

Additional fees

Under the General Interest Law, a lender may obtain the following additional fees:

- Fee for modification, renewal, extension, or amendment of any terms of the loan. The fee shall not exceed the greater of 1/4 of 1% of the balance outstanding at the time of the modification, renewal, extension or amendment of terms, or \$50.
- Origination fee where the loan is not secured by real property. For a loan or extension of credit with a principal amount of one hundred thousand dollars (\$100,000) or greater, the maximum origination fee is one quarter of one percent (1/4 of 1%) of the principal amount. For a loan or extension of credit with a principal amount less than one hundred thousand dollars (\$100,000), the origination fee shall not exceed the amounts in the following table:

Principal Amount	Maximum Origination Fee
\$0 to \$19,999	\$150.00
\$20,000 to \$29,999	\$175.00
\$30,000 to \$49,999	\$200.00
\$50,000 to \$99,999	\$250.00

- All the following limitations apply to a late payment charge:
 1. A late payment charge shall not exceed any of the following:
 - a. The amount disclosed with particularity to the borrower pursuant to the Federal Consumer Credit Protection Act if that act applies to the transaction.
 - b. For a loan or extension of credit that meets all the following conditions, the greater of thirty-five dollars (\$35.00) or four percent (4%) of the amount of the payment past due:
 1. The loan or extension of credit is made by a bank or savings institution organized under the law of North Carolina or of the United States.
 2. The loan or extension of credit is not secured by real property.
 3. The loan or extension of credit is governed by G.S. 24 1.1.
 2. A late payment charge shall not be charged unless one of the following is true:

- a. The payment is 30 days past due or more for a loan on which interest on each installment is paid in advance.
- b. The payment is 15 days past due or more for any other loan.

Document List

The list of static and dynamic documents, DDS Document List.xls, has been updated.

Added

- No documents added for this release.

Modified

- BSI.DOC.MotorVehicleAKPOAInstance - Power Of Attorney-Titled Goods (AK)

Removed

- Notice to Borrower/Prospective Borrower (IN) (BSI.DOC.NoticeToBorrowerVMP996INInstance)

Note: The names listed in this section are mostly Integrator Instance Names. The names may not be the actual document name as printed on the form.

Change Report

Data dictionary changes are listed below.

[illegible]

Multi-State Document Changes

Assignment

Assignment Of C.D./Share Certificate
Assignment Of C.D./Share Certificate (Uncertificated)
Assignment Of Contract Rights & Payments
Assignment Of Deposit/Share Account
Assignment Of Depository Account
Assignment Of Life Insurance Policy
Assignment Of Partnership Interest
Assignment Of Pledged Goods
Construction Loan Agreement
Deed Of Trust-Home Equity (TX)
Leases And Rents Assignment
Mortgage Assignment/Deed Of Trust Assignment
Mortgage-Leasehold /Deed of Trust-Leasehold
Mortgage/Deed of Trust
Oil and Gas Mortgage/Deed of Trust
Preferred Ship Mortgage
Security Agreement
Security Agreement-Land Trust (IL)

PBI 498313 (All Products)

The Joint and Individual Liability and Successors section has been updated with the following changes.

For all types of transactions:

The title Joint and Individual Liability and Successors is now Joint and Several Liability and Successors.

For non-consumer transactions:

The text "and my personal representatives," has been removed.

Certification of Accuracy of Prior Certification (CERT-BEN-PAC)

Bug 516463 (DDS/XDDS)

Changes have been made to remove the "Date of prior Certification of Beneficial Owners" SDC for the Certification of Accuracy of Prior Certification. This date now comes from the TXN.m_BorrowerList.Party_#.m_PriorCertificationOfBeneficialOwner.m_Date data item.

Commercial Loan Agreement
Commercial Loan and Security Agreement
Promissory Note
Promissory Note And Truth In Lending Disclosures
Promissory Note and Security Agreement
Promissory Note, Security Agreement And Truth In Lending

PBI 498313 (All Products)

The Pronouns subsection of the Definitions section for non-consumer transactions has been updated to avoid an ambiguous interpretation when the party is an entity and not an individual by removing "individually and together with their heirs, successors and assigns." The Joint and Individual Liability and Successors section has been updated with the following changes.

For all types of transactions:

The title Joint and Individual Liability and Successors is now Joint and Several Liability and Successors.

For non-consumer transactions:

The text "and my personal representatives," has been removed.

Debt Modification Agreement
Debt Modification Agreement Consumer

PBI 520968 (All Products)

These documents have been revised for a closed-end modification loan with a decrease in the in the Loan Amount. The value that prints in the Terms section for the decrease amount has been corrected in the following sentence to be the amount of the decrease of the loan amount: "The Principal amount includes the outstanding balance of my loan, which has been reduced by XX."

Debt Modification Agreement
Guaranty

PBI 498313 (All Products)

The Pronouns subsection of the Definitions section has been updated to change "individually" to "severally".

Dynamic Loan Application

BUG 515740 (DDS/XDDS)

The Total Monthly Income - Co-Applicant has been updated to be the sum of the total gross monthly income (Entity ID 9188) received from all employers and the total other monthly income (Entity ID 9421). Previously, the total other monthly income was not always included in this total.

Federal Sale of Insurance Disclosure

PBI 525459 (All Products)

We have added an SDC question giving you the option to add investment risk language to the Federal Sale of Insurance Disclosure if you are selling an insurance product with investment risk.

HMDA Demographic Information

BUG 528936 (All Products)

Autoselection has been updated for consumer loans with mobile home collateral and "HMDA Applies" so that the HMDA Demographic Information is now autoselected.

Modification Loan

BUG 516429 (All Products)

For a Modification loan, users were receiving a DDS error when preparing documents if they had Partnership Interest or Pledged Goods as collateral and chose to combine their Assignments. The program has been updated so that this error no longer occurs.

Promissory Note-Consumer Open End Promissory Note-Consumer Open End And Truth In Lending

PBI 498313 (All Products)

The Joint and Individual Liability and Successors section has been updated with the following changes.

For all types of transactions:

The title Joint and Individual Liability and Successors is now Joint and Several Liability and Successors

Real Estate Modification

PBI 516201 (All Products)

A change has been made to the Specific Debts section of transaction documents to print the Original Note Date instead of the Execution date for modifications. The language now reads: "A promissory note or other agreement, dated [Note Date], from Mortgagor to Lender..."

Request for Transcript of Tax Return (4506-T) (VMP9045T)

PBI 522774 (All Products)

The Request for Transcript of Tax Return (4506-T) (VMP9045T) has been revised based on the IRS posted updates to Form 4506-T. The taxpayer's SSN can no longer be used as a tracking number for third-party requesters, so the IRS has created an optional Customer File Number that third parties may use as an identifying number. Revisions have been made to add a new Line 5b for a 10-digit

Customer File Number. Also, the Instructions page has been updated to reflect this new Customer File Number.

Security Agreement
Commercial Loan and Security Agreement
Promissory Note And Security Agreement
Promissory Note, Security Agreement And Truth In Lending
Financing Statement - IACA
Financing Statement - IACA Amendment
UCC3 Financing Statement Amendment - IACA - 2013
UCC3 Financing Statement Amendment - IACA - 11Point 2013
UCC1 Financing Statement - IACA - 2013
UCC1 Financing Statement - IACA - 11Point 2013
Addendum - Collateral Description (ND)

PBI 292493 (All Products)

The Documents Section for the documents listed above have been changed to update an outdated citation from "... UCC, section 7-201(2), Bills of Lading (including Airbills), and Warehouse Receipts)" to "... UCC, section 7-201(b), Warehouse Receipts and Bills of Lading (including Airbills)".

Universal Credit Application - Real Estate WO Government Monitoring

BUG 516345 (DDS only)

In the Terms of Credit Requested Section for the Interest Rate Type (Page 1 of the document), a change has been made to update the checkboxes for Fixed and Adjustable so that when TXN.RateInfo_#.m_Rates.m_RateType set to 5-Fixed, that the Fixed checkbox is checked and when TXN.RateInfo_#.m_Rates.m_RateType set to 6-Variable, that the Adjustable checkbox is checked. Previously, the opposite checkbox was being checked.

State-Specific Document Changes

Alaska

Power Of Attorney-Titled Goods (AK)

PBI 493066 (All Products)

The Power Of Attorney-Titled Goods (AK) has been updated to match the Power of Attorney available on the Alask.gov/dmv website which is Form 847 dated 1/2018.

Indiana

Notice to Borrower/Prospective Borrower (IN)

PBI 518901 (DDS/XDDS)

The Notice to Borrower/Prospective Borrower (IN) is being discontinued and combined with the Notice to Borrower/Prospective Borrower (IN) (TRID). The Notice to Borrower/Prospective Borrower (IN) (TRID) is being revised to match the model form.

Notice to Borrower/Prospective Borrower (IN) (TRID)

PBI 518901 (DDS/XDDS)

The Notice to Borrower/Prospective Borrower (IN) (TRID) is being revised. Prior to 2015, the Indiana AG maintained two separate files, one referencing the Closing Disclosure, the other referencing the HUD-1/HUD-1A. In 2015, the model form was revised to be a combo form, referencing both the Closing Disclosure and the HUD-1/HUD-1A, depending on which was applicable to the transaction. This form is being revised to match the model form. Changes include: Adding the Attorney General State of Alabama logo, adjusting the format including indentation, bullet points, and italics, and updating the Right to Inspect Closing Disclosure section.

Maryland

Title Application-Boat (MD)

PBI 516232 (All Products)

The Title Application-Boat (MD) has been revised to match the State of Maryland form DNR-B 240 with a revision date of 06/18, including updates to the language in Sections 1 and 6. New checkboxes were added to Section 2, along with Vessel Information and new checkboxes for the Engine Drive. Definitions to instructions, on page two, were updated to match the state form. In addition, at the bottom of page two, some of the addresses were updated to match the model form.

Important Notice Regarding Housing Counseling (MD) (VMP996MD)

PBI 511270 (All Products)

The Important Notice Regarding Housing Counseling (MD) (VMP996MD) has been revised to update the list of agencies to match the Maryland Department of Housing and Community Development form.

Oregon

Financing Statement-Farm Products Continuation (OR)

PBI 516225 (All Products)

The Effective Financing Statement Addendum for Oregon has been added to the Financing Statement-Farm Products Continuation (OR). A lender will use the Effective Financing Statement Addendum. If a user needs to add additional information to an EFS-3 this form is required.

Tennessee

Sale of Insurance Disclosure (TN)

PBI 525459 (All Products)

We have added an SDC question giving you the option to add investment risk language to the Sale of Insurance Disclosure (TN) if you are selling an insurance product with investment risk.

Texas

Power Of Attorney-Titled Goods (TX)

PBI 473446 (All Products)

The form POA-MV-TX, Limited Power of Attorney for Eligible Motor Vehicle Transactions, has been revised to match Texas Department of Motor Vehicles form VTR-271 with a revision date of 08/17. The Instructions section has been renamed to Information and includes minor text revisions. Also, a place for Printed Name has been added to the Certification section.

Virginia

MV-2-VA (Application for Supplemental and Transfer Liens or Replacement and Substitute Titles)

PBI 429615 (All Products)

The form MV-2-VA, Application for Supplemental and Transfer Liens or Replacement and Substitute Titles, has been revised to match the 12/20/2016 revision of Virginia Department of Motor Vehicles form VSA 66.

Changes include:

- The name of the form has been updated to Application for Transfer and Supplemental Liens.
- In the Application Type section, the Transfer of Lien checkbox now appears above the Supplemental Lien checkbox.
- The options for Replacement Title Certificate and Substitute Title Certificate have been deleted.
- Section 4 has been retitled Transfer of Lien.

- Section 5 has been retitled Supplemental Lien.
- Section 6 has been retitled Certification.
- Section 7 for Signatures has been deleted.
- The Replacement Title Certificate Delivery Procedures section has been deleted.
- The Instructions for Replacement Title Certificate Only section has been deleted.
- The Authorization for Receipt of Certificate of Title section has been deleted.
- The For DMV Use Only section has been deleted.

Sale of Insurance Disclosure (VA)

PBI 525459 (All Products)

We have added an SDC question giving you the option to add investment risk language to the Sale of Insurance Disclosure (VA) if you are selling an insurance product with investment risk.

Washington

Construction Lien Disclosure - WA

PBI 516247 (All Products)

The Construction Lien Disclosure - WA has been revised to match the changes that the Washington Department of Labor and Industries made to their model form F625-017-000, Facts About Construction Liens. A section regarding how to avoid lien problems has been added to the form, along with other minor changes.

Wisconsin

Assignment of Leases and Rents Real Estate Lien Subordination Agreement

PBI 518903 (All Products)

These forms have been updated due to WI SB 131 which amends Wis. Stat. § 706.05 (2m)(a) to now require "...any document submitted for recording or filing that is to be indexed in the real estate records, any document submitted for recording or filing that modifies an original mortgage or land contract and any subordination agreement submitted for recording or filing shall contain the full legal description of the property to which it relates if the document or subordination agreement is intended to relate to a particular parcel of land. The legal description may be included on the document or may be attached to the document. Any such document shall also contain the document number of any original mortgage or land contract that the document affects and, if given on the original mortgage or land contract, the volume and page numbers of the original mortgage or land contract."

A Background section has been added to both forms that include:

- the prior Security Instrument agreement date
- date and county where the prior Security Instrument was recorded

State-Specific Document Changes

- document, volume, and page numbers where the prior Security Instrument was recorded
- county, street address and city where the property is located

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