

PFI Advisory

September 22, 2014

Special Attention: PFI MPF[®] Program Management, Origination Management, Underwriting Management, Quality Control Management, and Compliance Management

Subject: Regulation Z Requirements Regarding Originator Name and Nationwide Mortgage Licensing System and Registry Identification Number

We are reminding PFIs that compliance with the requirements of the Truth in Lending Act and Regulation Z (12 C.F.R. § 1026.36 (g)) require that as of January 10, 2014, lenders must add the following information to the last page of the note and security instrument for mortgages delivered under all MPF Program products:

- The name of the loan originator organization;
- The name of the individual loan originator with primary responsibility for the origination; and
- The Nationwide Mortgage Licensing System and Registry (NMLSR) Identification (ID) Number for each of the above named loan originator organization and individual.

This information must be placed below the borrower signature lines and any notary section for the note and security instrument. If applicable law requires the placement of this information in a different location on the legal documents, PFIs may place the loan originator name and NMLSR ID in an alternate location in order to comply with applicable law requirements.

This information is currently written on the Uniform Residential Loan Application (FNMA Form 1003 / FHLMC Form 65) by PFIs. In addition, the NMLSR ID Numbers are required to be delivered on all MPF Program mortgages (See the Loan Presentment Request Form (Form OG3) and the MPF Program Detailed Reference List of Required or Conditionally Required ULDD Fields (MPF Xtra Manual Origination Guide Exhibit S-X) for details).

Per the requirements of Origination Guide Chapter 31.6 (Home Mortgage Uniform Instruments), PFIs must use FNMA/FHLMC Uniform Instruments for all conventional mortgage and the forms required by the applicable government agency for government mortgages. The required additions described above are authorized changes to the FNMA/FHLMC Uniform Instruments as permitted in Origination Guide Chapter 31.6.1 (Authorized Changes).

Non-compliance with these requirements of Regulation Z may result in a repurchase request.

If you have any questions, please contact your MPF Bank Representative or call the MPF Customer Support Desk at 877-INFO-MPF (877-463-6673).