



Important Announcement

3/19/2018

This announcement includes notices regarding updates for Flanagan State Bank's Correspondent and Wholesale Accounts.

This will reference:

USDA Tax Transcripts update
Correspondent Fee Addition

USDA Tax Transcript Update

Effective immediately, FSB will only require tax transcripts on self-employed borrowers and borrowers that are using tax returns to calculate income used for qualification. We will need for loan submission 2 years recent tax returns (to confirm no transcripts are needed), 2 year W-2's to match the tax returns being used (and 2017 W-2 if using 2016 & 2015 returns), full VOE's and most recent 30 day paystubs with YTD income showing.

In addition, USDA has clarified that transcripts confirming proof of non-filing will be required for borrowers that do not have W-2's and tax returns available to show their employment status.

Correspondent Fee Addition

Effective immediately, all Correspondent customers that are not currently signed up and active with MERS will have a Non MERS fee of \$50 per file. This fee can be passed on to the borrower if the Correspondent customer chooses. FSB will automatically take this out of the purchase advice. In addition, any files that are not closing as a MERS file will require an assignment to be completed to FSB and filed with the mortgage.

Sincerely,

Flanagan State Bank TPO Division Management