



Completing the 4506T For Ordering of Tax Transcripts using Old Republic

The turn-around times by the IRS can vary for a variety of reasons that include time of year and their operating budget. Ordering transcripts before you submit the borrower's credit package to Flanagan State Bank (FSB) can save time and money. This service is now available to our customers.

This service is available for any broker/wholesale or correspondent customer who will need IRS 4506T form to obtain tax transcripts on personal tax returns. The service will be provided by Old Republic. The IRS has VERY stringent requirements for the completing of the 4506T form. In addition, Old Republic has their requirements that need to be met.

All FSB Accounts will be required to set up an account with Old Republic to order transcripts. FSB will be providing the link and access to our account for the ordering of the transcripts, but will no longer be monitoring this as the new set up will notify the person ordering directly. The LO/Processor who places the request/order will be responsible to watch for emails to them directly on any errors or needed information to obtain the transcripts. FSB will continue to pay for the transcript orders. This service is to help eliminate any extra hands that may be holding up the flow.

The following will provide line by line instructions, helpful tips on completing the 4506T form and instructions on using the Old Republic Website.

You will have 2 options for ordering the transcripts.

1) System Generated 4506T Forms – for our customers that wish to use our system to print a 4506T form, the result will produce a document that is based on the borrower's information as entered in the 1003. If all the information matches the information on the borrower's returns for the years required, the 4506T will be ready to submit to the IRS. The form will have the default information already completed that is required for Old Republic. If entered correctly in the Mortgagebot system, the system will either generate a single form or forms for each borrower.

If your system generates a clear enough 4506T form, it may be used in lieu of our systems form. If the IRS determines it is not clear enough, it will get rejected.

2) E-Signature forms – The e-signature of the borrower on the 4506T and the Audit log can be in color or black & white. You will need both to submit to Old Republic.

The forms will need to be uploaded to the Old Republic site or the e-sign option will be generated from the Old Republic site.



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Line by Line Instructions on completing the 4506T:

Lines 1 and 2: Line 1 of the 4506T form should contain the taxpayer's full name and SSN. Line 2 may contain the spouse's name and SSN if a tax return is filed jointly, but it is not necessary as the results will be the same whether the spouse is listed or not. The IRS will only process requests for the person listed on line 1. Things to remember regarding lines 1 and 2:

- If the borrower and co-borrower are not married, 2 separate forms are required
- If the borrower and co-borrower were recently married, a separate form is required for the co-borrower for the year(s) they were not married.
- If the borrower and co-borrower filed "married filed separately", separate forms are required for the year they filed using that filing status.

Lines 3 and 4: Line 3 of the 4506T must contain the taxpayer's current name and address. The current name is important and is placed on Line 3. When a borrower has had a name change, the name on Line 1 should be the name on the return. An example of this is when a woman is recently married, her maiden name goes on Line 1 and her married name goes on Line 3. Her signature at the bottom of the form should be her married name. If the current address of the borrower does not match tax returns for the most recent year on line 9, than the address whon on the return should be placed on Line 4. Things to remember regarding lines 3 and 4:

- Apartment numbers are an important part of the address
- The IRS also goes by the USPS address records so it is important to include words like Street, Ave, Drive, etc.
- Text like "living with parents" and "living rent free" that clarify the address of the borrower are not part of an address

Line 5: The information on Line 5 require by Old Republic is:

Credit Interlink America (user: CIA4506T)

6 Harris Ct, Monterey, CA 93940, Ph: 888-895-5145 Fax: 800-585-7894

When you generate the 4506T form in your system, you will have to add this information to insure the correct form is sent to Old Republic.

Lines 6 through 8: The thing to remember here is to choose one option. Each box is the request for something different and only one item can be requested at a time. For tax transcripts from a 1040 tax returns, write 1040 on line 6 and choose box 6A or 6C, not both. FSB prefers that box 6C is checked. As this box provides us with the option to get results if the borrower filed an extension or amended returns. If you know the borrower filed an extension or filed amended tax returns, write 1040 and choose box 6C.



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Box 6B is not to be checked as the information received is not complete for underwriting. The boxes associated with lines 7 and 8 are to be left blank.

**Please note that if a borrower does not file tax returns, we will still need transcripts ordered. FSB requires “proof of non-filing” to be in the file. Transcripts that come back as no return filed need to be included in the file to support fixed income or other appropriate situations for this type of transcript.

Line 9: FSB requires transcripts for the most recent 2 years of Tax Returns on all loans. Please insure that the correct years are listed to match the returns that are being used for income verification purposes. If you are in the middle of a filing period, please include 3 years to be safe.

Signature and Date: All 4506T forms must be signed and dated. The date on the form must be no more than 120 days old.

Telephone Number: The person executing the 4506T should include their daytime telephone number so that the IRS can contact them directly if they have any questions about the information on the 4506T. Inclusion of a telephone number can help expedite the release of tax information and/or prevent an IRS rejection.

HELPFUL TIPS

A 4506T form is attached as an example.

To obtain successful results, it is best to mention the common errors made resulting in rejections from the IRS. The most common reasons for the IRS rejections from the 4596T request are:

- The information on the form is not correct – the information on the borrower’s tax returns (name and address) need to exactly match the 4506T information on lines 1 thru 4 on the 4506T form. Names are to include middle initials and suffixes like Jr. or St. Addresses are to include text like Street, Ave, Rd, etc. Addresses are not to include text like “Rent Free” or “Living with Family”, etc.
- The form was not complete – the information on lines 5 thru 9 is missing or the form is not signed or dated. All sections of the form need to be completed.
- Form is illegible – The information required by the IRS is not readable. It is important to remember that the faxing and refaxing of a document can cause the text to become illegible.
- The form was altered – Information was crossed out with the correct information written beside it. Even with the initials of the person that made the correction beside the error, the IRS will reject for the form being altered. Other examples of altered forms are the



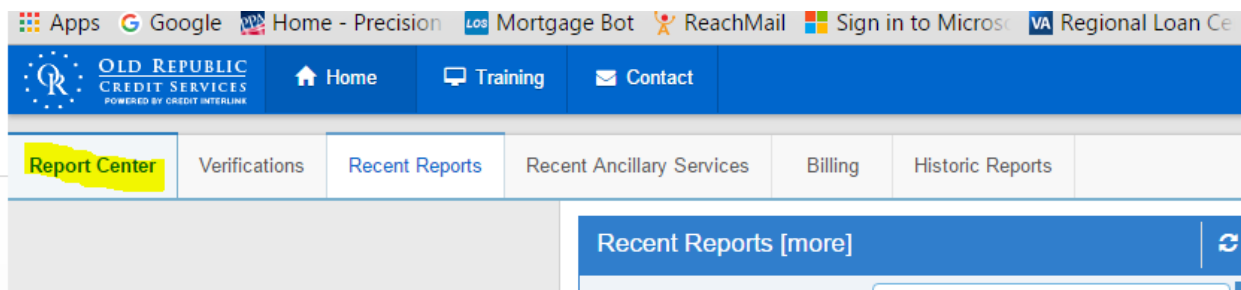
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cutting and pasting on an original, copies or faxed request and formatting changes like the change to a text size and font.

HOW TO ORDER YOUR TRANSCRIPTS

Click on the link for “Order Transcripts” on our Forms & Tools Page at www.fsbtpo.com. This will take you to the log in page for Old Republic. For questions that may come up, please email tpoinfo@flanaganstatebank.com.

You will receive an Old Republic (OR) username and password. Login using this information. Click on the “Report Center” and scroll to the bottom of the page.



Complete the information highlighted in yellow on the screen shot shown on the next page.

- Choose Tax Return Verification from the Report name dropdown
- Input reference as borrowers last name for your billing purposes (this is an alphanumeric field)
- Enter the FSB loan number

ORDER A REPORT

Choose report type

Order on behalf of: Pierce, Toni

Report name: Tax Return Verification [Set as Default]

Reference Description: [Redacted]

Loan Number: [Redacted]

- Enter the type of transcripts requested (if more than one type of transcript is needed you must place a new order for each transcript type and you will be billed per request)
 - When box 6A is checked 1040 Return Transcripts
 - When box 6C is checked 1040 Record of Account



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Request for Tax Return Transcript

Transcript Requested *

Years Requested 2012 2013 2014 2015 *

- Choose number of years to verify
- Fill applicant name (last name is first and first name is second and social security number)
- Select Electronically sign, if applicable
- Click Order this report

Primary Applicant (Shown first on tax return)

Last Name * First Name * Middle Name Generation

SSN * (xxx-xx-xxxx)

Joint Applicant

Last Name First Name Middle Name Generation

SSN (xxx-xx-xxxx)

Current Address

Street

City State Zip

Previous Address (if different than current address)

Street

City State Zip

Electronically sign the 4506T

Order this report

If E-Sign is chosen, enter in the borrower email address and a personalized message from you, the LO.

Electronically sign the 4506T

Borrower Email *

CoBorrower Email

Message *

Click Order this report



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When not ordering the E-sign format, you will be asked to upload the 4506T form that you have available. After clicking submit, you will be taken to another screen and you can either upload or fax the 4506T form to Old Republic.

Your Tax Return Verification has been received. To continue with this request, you must provide us the IRS Form 4506-T with the correct information, including the borrower's signature. The 4506-T must be provided to Old Republic Credit Services in ONE of the following ways.

- Upload your completed or electronically signed 4506-T document [HERE](#).
- Email the 4506-T form along with the cover sheet to VERIFICATIONS@ORCREDIT.COM
- Fax the 4506-T form along with the cover sheet to 800-585-7894

If you require a 4506-T form, you may view and print one [here](#).

NOTE - FOR ALL FAX AND EMAIL SUBMISSIONS: You **must** include the following fax cover sheet with your request form. Please print the cover sheet now.

A cover sheet is available for printing if you choose to fax or email the form to Old Republic.

When uploading the form, you will be asked to confirm that you understand the process & you will upload the 4506T form on this screen:

The screenshot shows a web interface titled "Request Document List". It contains a confirmation step with two radio buttons. The first is checked and highlighted in yellow, with the text "I have read and understand the requirements for completing the 4506T form. To view the requirements, click here." The second is unchecked and reads "I am choosing to upload an ELECTRONICALLY SIGNED 4506t form (MUST be checked ONLY when the form has not been wet signed with an ink pen)." Below this is a document upload area with a text box containing "Aloisio 4506T.pdf", a "Browse..." button, a red "x" icon, and an "Add Document" button. At the bottom, there is a table header for "Documents" with columns for ID, Name, Source, and MIME.

ID	Name	Source	MIME
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Upon upload, it will confirm that the upload was successful and you may then exit the screen to the Report Center. Your order will show to the right of the screen under Recent Ancillary Services Requests.

The screenshot displays the 'Report Center' interface with the following components:

- Navigation Tabs:** Report Center (selected), Verifications, Recent Reports, Recent Ancillary Services, Billing, Historic Reports.
- Recent Reports [more]:** A table with columns: Borrower, Run, Status, Type. Data includes reports for ALOISIO, GRAND, PAYNE, JOSE, ADKINS, LAWRENCE, GONZALEZ, and STEWART.
- Recent Ancillary Services Requests [more]:** A table with columns: Borrower, Requested, Status, Type. Data includes requests for ALOISIO and GRAND.
- Chat Support:** A sidebar with a 'LIVE CHAT' button and a 'QUESTIONS?' section.
- ORDER A REPORT:** A section with a 'Choose report type' dropdown menu.

You will receive an email from Old Republic if the form is not adequate in any way and when the request is sent to the IRS.

Receipt of Transcripts

You will receive the notification that the transcripts are ready. The TPO Client must upload to FSB's system for underwriting review.

What transcripts must be processed?

1040's

Amended Returns

Proof of non-filing

Should you have any questions regarding the transcript ordering process, please contact tpoinfo@flanagansstatebank.com