

Toni Pierce

From: Wayne Pierce
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To: Sales; Mortgage Support
Cc: Disclosures
Subject: Disclosures and Home Buyer Education Course

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Good afternoon. I hope everyone is having a GREAT MONDAY! I wanted to pass along a couple of tips today to help keep your files moving efficiently.

1. If you are needing a copy of a link for initial disclosures or have a question about the signed disclosures please use the disclosures@flanagansstatebank.com e-mail. Please do not e-mail Anne, Angie or myself individually. This could delay your answer or cause confusion. There are several people on this e-mail and it will facilitate a faster answer to your question.
2. Please watch your DU Findings as we have seen a new finding on DU that is requiring a Home Buyer Education Cert for First Time Home Buyers no matter what the LTV is. We had one at 88% LTV and the DU Findings required a Home Buyer Education Certificate. Please watch for this.
3. 97% Conventional Loans always require a Home Buyer Education Certificate if one of the borrower's is a first time home buyer. If you are doing a 97% Fannie or Freddie loan please check the guideline requirements to make sure you have the correct course. The AUS Findings may or may not show this requirement, but it would still be required based on the product requirements.

Please feel free to contact me with any questions or concerns.
Thanks,

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