

Shelsie Crawford

From: Wayne Pierce
Sent: Thursday, March 11, 2021 1:00 PM
To: Sales; Mortgage Support Center
Cc: Disclosures
Subject: Tax Credit and Initial Disclosures

Good afternoon. We wanted to send an update out on how to handle the pro-rated taxes on initial disclosures. In the past the LE did not show the tax credit, but with the new URLA we are able to show the pro-rated taxes on the 1003 and the LE under other credits. For this to be set up please follow the following steps to show the pro-rated tax credit on the 1003 and Initial LE. If the LO shows these then the Junior will update the LE to show these. If there are no pro-rated taxes listed as below in the Cost Summary tab then the junior will not add anything. Feel free to contact me with any questions or concerns.

PRO-RATED TAXES

On the Cost Summary Tab >M. Other Credits>Other Description

This is where you will add the Tax Credits moving forward. You type in the Other Description Field > Pro-Rated Taxes and then for the Source Type select Local Agency.

H TOTAL DUE FROM BORROWER	Relocation Funds	
I Loan Amount	Lot Equity	\$ Amount
Loan Amount Excluding Financial Institution		Amount
Financed Mortgage Insurance	All Lender Credits and Fees Paid by Other	\$ 0
J Other New Mortgage Loans		Amount
Property the Borrower(s) is Refinancing	Lender Credit not reflected on LE/CD	\$ 305.37
K TOTAL MORTGAGE LOAN		Amount
	Borrower POC Fees	\$ 0
L Seller Credits	Other Description	Amount
M Other Credits	Pro-Rated Taxes	\$ 120
N TOTAL CREDITS	Other Description	\$ Amount
Override Reserves Amount		
Cash From/To the Borrower		

Thanks,

Wayne Pierce
 Operations Manager
 NMLS #1487019
www.fsbtpo.com
 815-676-0987 Direct Office
 815-676-0990 Office
 815-901-7148 Cell

