

## Compliance Focus Areas – Delaware

### Application Disclosures

#### Addendum to Residential Mortgage Loan Application (a/k/a Domestic Partner Disclosure)

- If separate disclosure from 1003, confirm dated prior to closing.
- Not required if Borrower is married.

#### Broker Agreement

- Verify the total dollar amount of the broker compensation is shown, cannot be a range (effective with applications dated 4/12/14 or later)
- Verify the disclosure dated before or same as 1003.
- Must be signed by both the Borrower and Broker.
- Not applicable for second homes and investment properties.

### Marital Rights

- Delaware is **not** a community property state.
- Non-borrowing titled spouses are required to sign the Mortgage, CD and Right of Rescission (if applicable). Non-borrowing non-titled spouses are not required to sign.

### Predatory Lending

UWM does not purchase high-cost loans. Delaware has no laws or regulations specifically regulating so-called predatory lending.

### Closing Practices

Delaware has a wet settlement law. Funds must be presented to the closing agent no later than closing.