

Compliance Focus Areas – New Hampshire

Application Disclosures

Advanced Fee/Application Disclosure

- Must be dated within three days of 1003 for retail/correspondent loans.
- Must be dated prior to or no later than three days after submission to UW for broker loans.
- Only required if any fees are collected prior to closing.

Marital Rights

- New Hampshire is a community property state.
- The signatures of both spouses are necessary on a mortgage on homestead property unless a purchase money mortgage.

Predatory Lending

UWM does not purchase high-cost loans. New Hampshire has no laws or regulations specifically regulating so-called predatory lending activities, however, all licensees are required to comply with the provisions of HOEPA.

Closing Practices

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