

Compliance Focus Areas – Pennsylvania

Application Disclosures

Application Disclosure

- Must disclose which fees paid or to be paid are nonrefundable.
- Verify dated on or before 1003.

Marital Rights

- Pennsylvania is **not** a community property state.
- If non-borrowing spouses are going to be or are currently title holders on the subject property, they are required to sign the Mortgage, CD and Right of Rescission (if applicable).

Predatory Lending

UWM does not purchase high-cost loans. A high-cost loan in Pennsylvania has the same definition as the HOEPA Section 32 test.

Closing Practices

- Pennsylvania does not have a wet settlement law, but local custom and practice require funds be disbursed to the settlement agent at, or before closing.
- The Department of Banking has issued a letter stating that a refusal to fund closed mortgage loans after the loan documents have been signed by the borrower is not permissible under the licensing law.