

Compliance Focus Areas – Wisconsin

Application Disclosures

Advanced Fee/Application Disclosure

Must be dated prior to or at time of submission to underwriting for broker loans or prior to or at time of 1003 for retail/correspondent loans.

Disclosure Statement

- Confirm dated prior to or on 1003 date.
- Must be signed or initialed by Borrower.
- Not required on retail/correspondent loans.

Mortgage Broker Agreement

- The state law is unclear on a date requirements. It is best practice for this agreement to be completed prior to submission to UW.
- Must be signed by Borrower and Broker.

Property Tax Escrow Option

- Confirm dated prior to closing.
- Not required on escrow waivers, second homes or investment properties.

Marital Rights

Wisconsin is **not** a community property state. If a married person executes a conveyance of a homestead, such as by mortgage, both spouses must sign the mortgage unless it is a purchase money mortgage.

Predatory Lending

UWM does not purchase high-cost loans. A high-cost loan is defined as a loan transaction with points and fees payable by the borrower at or before the loan closing that exceed 6% of the total loan amount.

Closing Practices

Wisconsin is a wet settlement state. Funds must be presented to the closing agent no later than closing.