

Compliance Focus Areas – Wyoming

Application Disclosures

Loan Origination and Compensation Agreement

- Verify dated within three business days of 1003.
- This disclosure must be signed by both Borrower and Broker.
- This disclosure applies to broker transactions only.

Fulfillment Disclosure

Re-disclosure Explanation Document

Marital Rights

- Wyoming is **not** a community property state.
- Non-borrower spouses must sign the mortgage, CD and Right to Cancel (if applicable). If can determine with certainty that the property is non-homestead, then non-borrowing, non-titled spouse does not need to sign.

Predatory Lending

UWM does not purchase high-cost loans. Wyoming law does not contain specific provisions regarding disclosure for high cost mortgage loans.

Closing Practices

There are no specific laws in Wyoming on when money must be provided for closing, but general practice is that funds are provided to the settlement agent the day of closing.