



September 19, 2017

## Summary of Changes

The CHFA Seller's Guide was updated to reflect the following changes.

- Greater specificity regarding condominium project review and approval requirements
- Addition of CHFA requirements associated with the Uniform Closing Dataset Mandate
- Added specificity regarding Appraisal Independence Requirements
- Miscellaneous updates and technical corrections

## Condominium Project Approvals

Additional information was added to CHFA's property eligibility requirements to specify that Participating Lenders are responsible for ensuring that all condominium projects meet insurer/guarantor or Fannie Mae or Freddie Mac guidelines.

See Section 202.B of the CHFA Seller's Guide for complete information.

**Effective date:** These requirements are effective immediately.

## Uniform Closing Dataset (UCD) Requirements

As previously announced, consistent with the GSE Uniform Closing Dataset (UCD) mandate which takes effect for loans with a note date on or after September 25, 2017, all loans originated for sale to CHFA must comply with Fannie Mae and Freddie Mac requirements with regard to the submission of the UCD casefile. Specifically, CHFA will require the Participating Lender (PL) to upload the UCD XML data file to Fannie Mae or Freddie Mac prior to CHFA's prefunding loan file review. PLs do not have to transfer the UCD File to CHFA. However, PLs must provide CHFA with the UCD Feedback Certificate showing a successful UCD response at prefunding prior to purchase of the loan by CHFA. If the PL issues a post-consummation Closing Disclosure, it will need to resubmit the UCD file directly to Fannie/Freddie and obtain a new UCD Feedback Certificate. The updated UCD Feedback Certificate showing a successful UCD response and the post consummation Closing Disclosure must be provided to CHFA.

See Section 305.D and 306.D of the CHFA Seller's Guide for complete information.

**Effective date:** These changes are effective for loans with a note date on or after September 25, 2017.

## Specificity Regarding Appraisal Independence Requirements (AIR)

CHFA has provided additional specificity regarding Appraisal Independence Requirements (AIR) associated with its CHFA Preferred<sup>sm</sup>, CHFA Preferred Plus<sup>sm</sup>, and CHFA Advantage<sup>sm</sup> programs. These requirements are already in effect for all conventional loan programs, but CHFA has added them to its Seller's Guide to reiterate their applicability for CHFA loan programs.



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See Section 305.D.3 and 306.D.3 for complete information.

**Effective date:** These requirements are already in effect.

## Miscellaneous Updates

- **107.A.5, Cash Back to Borrower(s) at Closing**  
Clarifies that excess funds resulting from CHFA Down Payment Assistance Grants, CHFA Second Mortgage Loans, or the Borrower Premium Option may not result in cash back to the borrower at closing.
- **202.B, Private Transfer Fees**  
Consistent with Colorado state law, reiterates that private transfer fees are prohibited for all CHFA residential mortgage programs.
- **601.G, Tax Service Fee**  
Updates CHFA's requirements to defer to insurer/guarantor or Fannie Mae or Freddie Mac guidelines with regard to whether or not this fee can be passed on to the borrower(s) for a subject mortgage loan.
- **601.K, Mortgage Insurance Forms**  
Requires Participating Lenders to ensure that Mortgage Insurance Certificates/Endorsements are reflected on acceptable master policy forms as required by the Fannie Mae Selling Guide and Freddie Mac Seller/Service Guide, as applicable.
- **607.B, Hazard and Flood Insurance Coverage Requirements**  
Specifies that Participating Lenders must ensure that coverage is compliant with Colorado law and sufficient to meet applicable insurer/guarantor or Fannie Mae or Freddie Mac requirements.
- **Various additional technical corrections throughout the Guide**

**Effective date:** These changes are effective immediately.