

# **Authorized Changes for the Freddie Mac/Fannie Mae Standardized Subordinate Documents**

This list of Authorized Changes are changes authorized by Freddie Mac and Fannie Mae as permissible, unless indicated as required, for mortgage loans originated using the Freddie Mac/Fannie Mae Standardized Subordinate Documents. These Authorized Changes apply to all Standardized Subordinate Documents published, including the MERS and eNote versions.

If a particular state does not appear on this list of Authorized Changes, it is because a Standardized Subordinate Document is not yet published or the state does not currently have any state-specific authorized changes. These changes may not be the only changes required under applicable law or recording requirements. Accordingly, consult legal counsel to assess compliance with applicable law when using the Freddie Mac/Fannie Mae Standardized Subordinate Documents.

## **General Authorized Changes**

1. **Acknowledgments** – May insert the appropriate acknowledgments in the blank space after the signature lines.
2. **Cross References** – May revise cross references in the Standardized Subordinate Documents, where necessary, to reflect changes in paragraph numbering, pagination resulting from embedded red instruction text, or Authorized Changes.
3. **Leaseholds** – Must add the following language as the second sentence of Section 6(c) of the Security Instrument or as a rider to a Security Instrument, when the mortgage is secured by a leasehold estate:

Borrower will not surrender the leasehold estate and interests conveyed or terminate or cancel the ground lease. Borrower will not, without the express written consent of Lender, alter or amend the ground lease.

4. **Mortgage Loan Originator & National Mortgage Licensing System and Registry Unique Identifier (NMLS ID) Identification Number** – Must add the NMLS ID for both the loan originator organization and the individual loan originator to the last page and immediately below the Borrower signature lines (and any notary section), to comply with Regulation Z (12 C.F.R. § 1026.36(g)).
5. **Notices** – May insert Notices on the Standardized Subordinate Documents if the Notice is required by applicable law for the type of transaction.
6. **Preparer Legends** – May add legends identifying the preparer(s) of the Standardized Subordinate Documents as required by applicable law.

7. **Taglines** – Must remove the Standardized Subordinate Document tagline if any document changes are made that aren't (a) required by applicable law or a Housing Finance Agency Program, (b) permitted by the Document Instructions (red text), or (c) permitted by these Authorized Changes.
  
8. **Witness Signatures** – May remove the word “Witnesses:” and the accompanying witness signature lines at the bottom of the Standardized Subordinate Documents in jurisdictions no longer requiring witness signatures.

## State Specific Security Instrument Authorized Changes

### ARIZONA DEED OF TRUST, FORM 3800.03

#### **Recording Requirement**

May add the following language in the caption heading, on the first page of each document, for a residential property constructed for at least one family but not more than four families:

RESIDENTIAL 1-4

### ILLINOIS MORTGAGE, FORM 3014.14,

#### **Interest Rate**

May add the following notice to the end of the second sentence in the definition of “Note” in the mortgage (or add an Interest Rate Rider to the mortgage that replaces the definition of “Note” in the mortgage and includes the following language), if the loan is a fixed rate mortgage loan:

....at the rate of \_\_\_\_ %

### MASSACHUSETTS DEED OF TRUST, FORM 3800.22

#### **Name of Mortgage Broker**

Must add the following language, or substantially similar language, as a new definition under “Parties” per Mass. Gen. Laws Ann. ch. 183 § 6D (2007). If there is no mortgage broker this should be completed with either “no mortgage broker” or “none”.

“**Mortgage Broker**” is \_\_\_\_\_. Mortgage Broker’s post office address is \_\_\_\_\_ and Mortgage Broker’s license number is \_\_\_\_\_.

#### **Name of Mortgage Loan Originator**

Must add the following language, or substantially similar language, as a new definition under “Parties” per Mass. Gen. Laws Ann. ch. 183 § 6D (2007). If there is no Mortgage Loan Originator this should be completed with “no Mortgage Loan Originator” or “none”.

“**Mortgage Loan Originator**” is \_\_\_\_\_. Mortgage Loan Originator’s post office address \_\_\_\_\_ and Mortgage Loan Originator’s license number is \_\_\_\_\_.

**WASHINGTON DEED OF TRUST, FORM 3800.48**

**Abbreviated Legal Description**

May add the following abbreviated legal description and assessor's property tax/account number below the property description and property address:

The Abbreviated Legal Description of the Property described above is as follows:

Lot \_\_\_\_\_, block \_\_\_\_\_, plat or section \_\_\_\_\_, township \_\_\_\_\_, range \_\_\_\_\_, quarter/quarter section \_\_\_\_\_.

The assessor's property tax parcel/account number for the Property is \_\_\_\_\_.

## **State Specific Note Authorized Changes**

### **ALABAMA NOTES**

May add the following text, if required by applicable law, after the last sentence in Section 6(A) titled “Late Charge for Overdue Payments” of the Note:

“In no event will any late charge under this Section 6(A) exceed \$100.”

May add the following text, if required by applicable law, above the Borrower’s signature lines:

**“CAUTION - IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.”**

### **VIRGINIA NOTES**

May add the following text after the Borrower’s signature lines:

This is to certify that this is the Note described in and secured by a Deed of Trust dated \_\_\_\_\_, \_\_\_\_\_, on the Property located in \_\_\_\_\_, Virginia.

My Commission Expires:

\_\_\_\_\_

Notary Public

Notary Registration Number:

Date of Notarization:

Place of Notarization: