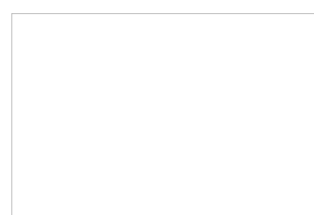


## Updated Loan Documents



### Questions?

Partner Solutions Team:

[mnhousing.solution@state.mn.us](mailto:mnhousing.solution@state.mn.us)  
or 651.296.8215/800.710.8871  
Monday-Friday  
7:30 a.m. - 5:00 p.m.

### Resources

[Previous eNews](#)

[Minnesota Housing website](#)

[Current interest rates](#)

[Upcoming trainings](#)

Due to new Truth in Lending (TIL) requirements ( [Subpart E §1026.36\(g\)](#)) revised borrower applications, mortgages, notes and mobile home security agreements for all home improvement programs must be used for loan originations and closings effective immediately. The following documents have updated fields necessary to comply with these changes listed under the heading “TIL and NMLSR ID” within each document:

- Fix Up Loan Credit Application
- Fix Up Loan Note for Secured loans
- Rehabilitation Loan Borrower Application
- Rehabilitation Loan Mortgage
- Rehabilitation Loan Note
- Rehabilitation Loan Note and Mobile Home Security Agreement
- Emergency & Accessibility Loan Borrower Application
- Emergency & Accessibility Loan Mortgage
- Emergency & Accessibility Loan Note
- Emergency & Accessibility Loan Note and Mobile Home Security Agreement
- Quick Start Borrower Application
- Quick Start Mortgage
- Quick Start Note
- Quick Start Note and Mobile Home Security Agreement

Loan documents are available either through the online commitment system's Forms Generator or on the [Home Improvement Partners Manuals, Forms & Resources](#) web page.

Lenders using forms generated through the online commitment system are advised that **not all new fields required for TIL compliance auto populate**. The following fields require manual completion:

- Loan Originator Company NMLSR ID
- Loan Originator Individual NMLSR ID

In addition, if a loan officer is not designated in the “Loan Officer” field, lenders are required to complete that field manually even when using Forms Generator in the online commitment system. The TIL Loan Originator Individual Name field can be revised in either the mortgage or note once those documents are generated.

### Background

Per the eNews sent out [February 22, 2011](#), all entities selling loans to Minnesota Housing, including local units of government and non-traditional lenders must be in compliance with the SAFE Act or need to have received an exemption. The Minnesota Department of Commerce requires “all Exempt Entities” to “register with the NMLS...and obtain a unique identifier number.” For more information, see the Minnesota Department of Commerce’s [Letter to Exempt Entities from September 20, 2010](#). You may also contact the Minnesota Department of Commerce directly at: 651.282.9855 or [mortgage.commerce@state.mn.us](mailto:mortgage.commerce@state.mn.us).

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