

December, 2013



FIPCO FORMS NOTICE

Please note: This notice is not a comprehensive review of all the elements of these forms. Refer to the instructions and supplemental instructions prepared for these forms for details and further review of the forms.

The following forms are available immediately from FIPCO:

Revised Real Estate Forms

Business & Consumer WBA 237 Assignment of Land Contract (9/6/13) WBA 428G Real Estate Mortgage to Secure Guaranty (10/3/13)

Identifying the Lender. A change has been made to these two forms as well as other WBA forms which are intended to be recorded with county Register of Deeds offices. A Wisconsin Court of Appeals decision recently held that a county government in a tax lien foreclosure matter is not required to search outside of the records pertaining to the affected property in the office of the register of deeds in order to obtain the mortgage holder's address for the purpose of providing direct notice of a foreclosure sale to the mortgage holder. The specifics of the decision were provided in a Special Notice to FIPCO customers which was recently distributed and is available as Additional Info in the eSatellite Forms Manual.

A space has now been provided following the identification of the Lender to include the Lender's address. The complete mailing address (number, street, city, state and zip code) should be included in the space provided.

NMLSR Identification. The Truth-in-Lending Act (Regulation Z), as amended by the Dodd-Frank Act, has necessitated a change in these forms as well as other loan documents--specifically notes, loan contracts, credit applications and security instruments--when used to document closed-end consumer credit transactions secured by a dwelling. The changes are effective January 10, 2014 and are included in Regulation Z §1026.36(g).

Under Regulation Z, a mortgage loan originator must include on all loan documents the name of the mortgage loan originator and any unique identifier of the mortgage loan originator issued by the Nationwide Mortgage Licensing System and Registry ("NMLSR").

Because these forms may be used for consumer credit transactions that are not governed by the Wisconsin Consumer Act, when the collateral is a dwelling, such as a manufactured home or other dwelling that is documented using this form, lenders should disclose the required NMLSR information in the area provided on each form.

Lenders should begin using these revised forms at their earliest convenience,

however the Regulation Z (NMLSR) changes will be effective on January 10, 2014.

FIPCO

You may order these forms in the following ways: FIPCO web page (www.fipco.com/hcorder), e-mail (fipcosales@fipco.com), fax (608-661-9382), or call 1-800-722-3498 and select option 1.

This form will be available in a future FIPCO software and electronic form release. Contact us at 1-800-722-3498 with any questions.