



FLANAGAN *State Bank*



Important Announcement

8/25/2015

This announcement includes notices regarding updates for Flanagan State Bank's Correspondent and Wholesale Accounts.

This will reference:

USDA Fee Change

FHA Case Number Request Form

FHA Guideline Updates

Closing Turn Times

USDA Fee Change

Effective for all USDA loans that have the conditional commitment issued on or after 10/1/15. The new fee amount will be 2.75%. For any loans that are submitted or in process that will be receive the conditional commitment/obligation on 10/1/15 or later, the file will need to be disclosed properly. If the file is in need of a change of circumstance, a condition requesting this will be added to the approval notice. The file cannot be sent to USDA without proper fee disclosure. Please plan your files accordingly.

FHA Case Number Request Form

FSB has updated this form to include the middle initial per HUD's insuring requirements. Please include the middle initial when requesting as it assists in limiting the holds tracking query. Files will not be rejected for case numbers, but the case number will have to be updated before a CTC will be issued.

We have experienced several files with Social Security Numbers being submitted incorrectly. This will cause delays with underwriting as we correct the SSN in FHA Connection during the underwriting process. Please input your data carefully.

FHA Guideline Updates

FSB has been working hard to implement the new 4000.1 updates. The new matrix will be available on our website by 8/27 and incorporates the new guidance provided by HUD. We will also have available a "cheat sheet" of changes that were made by HUD to provide guidance as needed.

All trainings have been postponed until the information is available to our accounts. A new training schedule will be announced by Monday, August 31.

Closing Turn Times

Closing turn times are as follows:

48 hours from the time the loan is cleared to close or the receipt of the closing request form, if the form is not received on the day the file is cleared to close. FSB will not be able to accommodate for rush closings, so please plan accordingly.

If you have any questions regarding this information, please feel free to contact your Account Executive.

Sincerely,

Flanagan State Bank TPO Division Management