

Indecomm - Mortgage U MORTGAGE POLICY MANUALS

Written policy manuals are no longer a luxury, they are mandatory in order to comply with state and federal regulations. Indecomm - Mortgage U's team of authors have created policy manuals for national lenders, banks and credit unions covering everything from lead through servicing, conventional and government lending.



Whether your project is large or small, our team of subject matter experts, technical writers, editors, designers and customer liaisons will deliver a top quality product to meet your exact needs.

Advantages of the Indecomm - Mortgage U Policy Manuals

- Streamline issue identification and policy analysis stages
- Fulfill regulatory requirements to have meaningful policy manuals
- Include living content reflecting up to the minute regulatory requirements
- Can be expanded to include future regulations
- All policy manuals are customized to fit company requirements.



Federal Compliance Policy Manual for Mortgage Originators Including TRID!

Stuck with policies that don't fit?

Indecomm - Mortgage U has taken the TRID rule and integrated it with our comprehensive Federal Compliance Policy Manual. Our manual combine rules by topics. When you need to find regulations about an application, you don't have to look in 5 places and then reconcile the differences.

We organize the following regulations with TRID to keep compliance easy:

- Anti-Predatory Lending
- Appraiser Independence
- Consumer Complaint
- Edisclosure/Esign
- Equal Credit Opportunity Act
- Fair Credit Reporting Act/FACTA
- Fair Housing and Fair Lending
- Flood Insurance (Originations)
- Home Mortgage Disclosure Act
- Homeowners Protection Act (PMI cancellation)
- Information Safeguard and Privacy (GLBA)
- Red Flags In identity Theft
- Real Estate Settlement Procedures Act
- SAFE Act Policy
- Telephone Consumer Protection Act
- Unfair, Deceptive, and Abusive Acts or Practices (UDAAP)
- Truth In Lending Act
 - » *TILA Disclosures*
 - » *Loan Originator Compensation*
 - » *Mortgage Acts and Practices Act - Advertising (MAP)*
 - » *Mortgage Disclosure Improvement Act (MDIA)*
 - » *Right of Rescission*
 - » *Section 35 HPML & Section 32 High Cost Mortgages*
 - » *Adjustable Rate Mortgages*

AML/SAR Policy Manual

Our AML/SAR policy manual is also a great procedures manual written for lenders. We have the best approach for small and mid-sized shops who want to demonstrate a proper SAR reporting process from the point when red flags are detected in processing. This can be purchased separately for \$395. (Health Check Subscribers receive this for free!)

Other manuals can also be purchased a la carte. Please call so we can arrange for your specific request.

ADDITIONAL MANUALS AVAILABLE:

TILA – RESPA Integrated Disclosures Policy
Anti-Money Laundering For Lenders
ATR_QM (Qualified Mortgage and Ability to Repay)
FHA Direct Endorsement Underwriting Policy
Vendor Management Policy Template

QUALITY CONTROL PLANS AVAILABLE:

Fannie Mae/Freddie Mac Quality Control Plan
FHA/VA Quality Control Plan

QC Plans can be customized to include applicable business channels. Call for pricing.

Other manuals can also be purchased a la carte. Please call so we can arrange for your specific request.

Custom Manual Case Study

Large national multiple business channel bank was struggling with underwriters constantly referring to Fannie Mae and Freddie Mac guidelines. The bank had made many policy statements in various documents and emails to help guide the underwriters in unique circumstances and when there were multiple layers of risk. In addition, the bank found that Fannie Mae, Freddie Mac, FHA and VA did not address important documentation issues when scenarios were very complex. This left the bank with underwriters searching multiple locations for guidance and asking team leads for answers to exceptions. Management wanted the policy manual to guide team leads and underwriters when tough decisions needed to be made to help add consistency.

This was a multiple layer problem that was solved with one policy manual created by the Indecomm-Mortgage U team. Our subject matter experts and technical writers created a foundation document by combining and restructuring the bank's existing policies, memos and emails. We delivered the manual in easy to manage sections and worked with the bank's project management team for several rounds of edits.

The final deliverable was a comprehensive underwriting policy manual covering conventional, FHA and VA loans that is serving the entire underwriting department. The bank has gained efficiency and consistency with a centralized point of reference. The bank's management has been able to update the manual easily as the agency make changes. The Indecomm-Mortgage U team recently reviewed the manual for an annual checkup to ensure all underwriting and ATR/QM components had been added.

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