



2021 LENDER COMPLIANCE QUESTIONNAIRE

CUSTOMER NAME _____

TAX ID# _____

General Information

1. Has an investor or agency previously suspended or terminated your company? _____

If yes, please explain: _____

2. Does your company currently have any outstanding or pending loan repurchase or indemnification demands or billings? _____

If yes, please explain: _____

Fair & Responsible Lending

3. What controls does your company have in place to ensure ongoing compliance with mortgage lending laws and regulations, including but not limited to Ability to Repay and Qualified Mortgage (ATR-QM); Equal Credit Opportunity Act (ECOA); and Truth-in-Lending Act (TILA), including but not limited to requirements under HOEPA, LO Compensations, and Higher-Priced Mortgage Loans (HPML)?

Check all that apply:

- Structured training (at least annually, and as needed for new or amended laws/regulations)
- Documented policies and procedures
- System/automated controls
- Compliance testing and/or QA monitoring
- Exception reporting and corrective action process
- Consultation or oversight from compliance management and/or legal counsel
- Other

4. What controls does your company have in place to ensure lending activities (including marketing/advertising, pricing, and underwriting) comply with Fair Lending Laws and Regulations?

Check all that apply:

- Structured training (at least annually, and as needed for new or amended laws/regulations)
- Documented policies and procedures
- System/automated controls
- Compliance testing and/or QA monitoring
- Exception reporting and corrective action process
- Consultation or oversight from compliance management and/or legal counsel
- Other

5. Do you have a pricing policy that ensures loans are priced in compliance with Fair and Responsible Lending Principles, such as federal/state/municipal high-cost home loan/predatory lending laws, ordinances, and regulations? If so, is it part of your detective controls to monitor compliance with it?

- Yes
- No

If no, please explain: _____

6. Do you have a policy that ensures your company maintains an AML/SAR program? If so, do you have printed training materials? (Please provide if separate from your QC plan.)

- Yes
- No

If no, please explain: _____

Fraud Controls

7. **What pre-funding fraud controls does your company use in its origination process?**

Check all that apply:

- Require IRS 4506T signed by all borrowers
- Execute IRS 4506T to verify borrower income prior to loan approval.
If checked, what percentage of loans? _____
- Verbal verification of employment within 5 days of loan closing date
- Undisclosed debt screening tool (describe) _____
- Multiple mortgage loan application screening tool (describe) _____
- Property valuation tool (describe) _____
- Other fraud screening tools or policies _____

Appraisal Independence Requirements (AIR)

8. **What controls does your company have in place to ensure that loan production personnel or mortgage brokers are not allowed to select, retain, or recommend an appraiser or appraisal company for a mortgage loan?**

9. **What controls does your company have in place to ensure that loan production personnel do not have contact with appraisers or appraisal companies, and are not able to exert undue influence upon an appraiser or an appraised value?**

10. **What controls does your company have in place to ensure that no one other than your company or an appraisal management company authorized by your company compensates the appraiser?**

Please describe how your company engages appraisers. Check all that apply and indicate % of appraisals obtained by your company:

- Appraisal management company - % of appraisals: _____
- Pool of approved appraisers - % of appraisals: _____
- Staff appraisers - % of appraisals: _____

11. **What controls does your company have in place to ensure that borrowers receive a copy of all appraisals used to make your company's lending decision at least 3 days prior to the loan closing date?**

12. **What documentation is retained by your company to confirm the borrower's receipt of the appraisal at least 3 business days prior to the loan closing date?**

13. **What type of controls does your company have in place to ensure that personnel comply with Appraisal Independence Requirements? Check all that apply:**

- Structured training
- Documented policies and procedures
- System/automated controls
- Compliance testing and/or QA monitoring
- Other

I certify that the above answers are true and correct.

Name: _____

Title: _____

Signature: _____

Date: _____