

Changed Circumstance Definitions

"Changed Circumstances" circumstances in which the GFE can be revised

Field/Section on Good Faith Estimate (GFE)	Important Dates	Summary of your Loan	Escrow Account Information	Your Adjusted Origination Charges	Your Charges for All other Settlement Services	Our Origination Charges	Your credit or charge (points) for the specific interest rate chosen	Required services that we select	Title services and lender's title insurance	Owner's title insurance	Required service that you can shop for	Government recording charges	Transfer Taxes	Initial deposit for your escrow account	Daily interest	Homeowner's Insurance
Acts of God, war, disaster or other emergencies (i.e. any federal disaster declared by the President - fires, flooding earthquake, hurricane, tornado, etc.)					X			X						X		X
Loan locks after GFE is provided	X	X		X		X	X								X	
Borrower requests a change to a Lock	X	X		X		X	X								X	
Lock Period Expires	X	X		X		X	X								X	
Credit Quality Change due to new information received (FICO Score, DTI, Income)		X		X		X	X									
Loan Amount Changes		X		X	X	X	X	X	X	X			X	X	X	X
Legal Address Error (i.e. misspelling, Directional error Avenue versus Street) - Does not include change in Legal Address			X						X	X		X	X	X		
Property Value Change		X		X	X	X	X	X	X	X			X	X		X
Product Type/ Loan Program Change		X		X		X	X	X	X	X		X		X		X
Underwriting Conditions require additional services (i.e. pest, structural or other inspection, upgraded appraisal, certification or survey, flood insurance is required, etc.)			X								X			X		X
Property Type Change (i.e. Single Family to Multifamily, Single Family to PUD, Condo to PUD, Fee Simple to Leasehold, etc.)		X		X		X	X		X	X		X	X	X		X
Title Binder requires additional conditions (i.e. unreleased liens, parties added or removed from title, property moved into or out of trust, POA required)									X	X						
Occupancy Change		X		X		X	X					X	X	X		X
Unique property characteristic not known by Mortgage Consultant and/or not disclosed by the applicant at time of application that impacts cost of the appraisal																
Borrower Requested Mortgage Insurance Program Change	X	X	X	X		X		X							X	
Borrower Requested Change to Escrow Account Selection			X	X		X								X		