

ACCEPTABLE CHANGED CIRCUMSTANCES:

1. Acts of God, war, disaster or other emergency;
2. Information particular to the borrower or transaction that was relied on in
3. providing the GFE that changes or is found to be inaccurate after the GFE has been provided;
4. Credit Quality is different from what given when initial GFE was prepared;
5. Loan Amount changes;
6. The Borrower's credit score changes;
7. Value of the Property different from value given when initial GFE was prepared;
8. Occupancy Change: During or as part of the transaction, it is determined that the property use may change, such as from owner occupied to rental property;
9. New information particular to the borrower or transaction that was not relied on in providing the GFE or other circumstances that are particular to the borrower or transaction;
10. Boundary disputes;
11. Need for Flood Insurance;
12. Environmental problems;
13. Rate Lock: If a borrower who has been provided a GFE later locks the interest rate and there are any changes in interest rate, dependent charges or loan term, a revised GFE must be issued;
14. Expired Rate Lock: If the interest rate on the GFE expires and the borrower later locks the interest rate, a revised GFE must be issued if any interest rate charges and terms changed;
15. Change in Loan Term: If a borrower requests a change in the mortgage loan identified in a GFE and that request will change the terms of the loan, the loan originator may provide a revised GFE to the borrower;
16. Liens: A discovery of previously undisclosed circumstances affecting settlement costs such as unreleased liens. Only the increase in recording fees may change on the GFE all other charges must remain the same;
17. Wrong property address: The property address provided by the applicant turns out to not be the correct legal address;
18. Change in borrowers: After the GFE is issued, parties are added to or removed from title or the property is moved into or out of a trust;
19. Power of Attorney: After the GFE is issued it is determined that a party will be using a POA to sign, which may require additional work and additional fees;
20. Regulatory Changes: Credit policy is required to change after the GFE is issued due to regulatory/investor changes such as fees charged by government agencies for recording fees or taxes change after the GFE is issued;
21. Pest Control: After the GFE is issued it is determined that an additional services such as additional pest, structure or other inspection, upgraded appraisal, certification, survey or other requirement is required by the loan originator in connection with the transaction; and,
22. Owner's Title Insurance: If the borrower requests an enhanced owner's title insurance policy or an endorsement to an owner's title insurance after the GFE was issued.