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To comply with new Truth-In-Lending regulations, IHFA will re-disclose all new loan submissions after July 30, 2009. The following changes will be implemented to reduce unnecessary delays:

At Submission:

- Provide email addresses for all borrowers for expedited delivery of disclosures.
- Include an accurate Good Faith Estimate at time of submission.
- Purchase loans should be submitted with fully executed purchase contract, IHFA will no longer accept loans without accepted purchase contracts.
- Any changes to loan amount, rate, or fees will trigger requirement for delivery of revised GFE & TIL to borrowers.
- Whenever possible, loans should be locked prior to submission.

Prior to closing:

- Submit accurate doc request form and include completed Settlement Agent Fee sheet.
- Any change in fees will delay closing to accommodate re-disclosure time frames.

Please view the [Mortgage Disclosure Improvement Act of 2008 \(MDIA\)](#) for specific

Additionally, IHFA will begin utilizing form 4506T to obtain IRS transcripts on all loans at the time of closing. Please complete all sections of the document prior to obtaining the borrowers' signatures. Incomplete forms will delay the process of your loan files.

For questions, or to obtain a copy of the Settlement Agent Fee sheet, email Loans@ihfa.org

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