



Funder Trust Review Checklist

Instructions to the Closer / Funder: Review the loan closing documents for these specific issues:

<input type="checkbox"/>	The loan approval indicates the loan will close in the name of a trust.
<input type="checkbox"/>	Verify the vesting name for the trust does not include the borrower's SSN.
<input type="checkbox"/>	Title insurance provides full title protection without exception to the trust.
<input type="checkbox"/>	Documents were not signed using a Power of Attorney.
<input type="checkbox"/>	The deed conveying the property to our borrower(s) indicates title will be taken in the trustee's names.
<input type="checkbox"/>	The security instrument includes an <i>Inter Vivos Revocable Trust Rider</i> .
<input type="checkbox"/>	The security instrument includes an 'Inter Vivos Revocable Trust as Borrower Acknowledgement.'
<input type="checkbox"/>	<p>Each trustee and each individual establishing the trust whose income and assets are used to qualify for the mortgage must separately execute the Note and any necessary addendum.</p> <p>A separate signature addendum can be used providing the following requirements are met:</p> <ul style="list-style-type: none"> ▪ Individual borrowers must sign the note itself; only trustee signatures should show on the signature addendum ▪ Confirm with the closing agent the form and content of the signature addendum complies with state, local and federal laws regarding use of an Allonge. ▪ The signature addendum must identify the note by referencing the name of the borrower, the date of the note, the amount of the note, the address of the security property, and the loan number. ▪ The note must accurately reference the signature addendum.
<input type="checkbox"/>	Each trustee of the trust must execute the Security Instrument and any applicable rider. Each individual establishing the trust whose income and assets are used to qualify for the mortgage must sign a statement of acknowledgement on the Security Instrument and any applicable Rider. One acknowledgment can be used that supports the Security Instrument, the Trust Rider, and any other Riders. This acknowledgment is not required to be recorded with the Security Instrument.
<input type="checkbox"/>	Each trustee and each individual establishing the trust whose income and assets are used to qualify for the mortgage on a refinance must separately execute the Notice of Right to Cancel.

Reviewed and Approved:

Name of Funder	Signature	Date