

BULLETIN #2014-35

TO: Distribution

DATE: November 25, 2014

RE: Electronic Signature Policy Update

EFFECTIVE DATE: Immediately

Electronic Signature Policy Update

Effective immediately

Recent changes and clarifications from the Agencies has prompted CMG Financial to update its Electronic Signature Policy in the following areas:

- **Loans Delivered to Freddie Mac:** For LP/FHLMC loans, Electronic Signatures are only permitted on real estate contracts that are managed by a licensed real estate broker. For Sale by Owner (FSBO) purchase transactions are ineligible for Electronic Signatures on the real estate contract if the loan is designated as "Either" or "Freddie" for GSE delivery. If either the Seller(s) or Buyer(s) are not utilizing a licensed Real Estate Broker, then Electronic Signatures are NOT permitted for that party.

Previously the above limitation applied to both Fannie Mae and Freddie Mac loan programs. Effective immediately, the above limitation is applicable only to Freddie Mac or loans designated as deliverable to 'either' agency.

- **USDA:** Electronic Signatures are permitted on the Initial 1003, all Initial Disclosures and the Real Estate Sales Contract.

Previously USDA did not allow Electronic Signatures

SUMMARY

The table below summarizes the ability to permit Electronic Signatures per each loan program.

Loan Program	Initial Disclosures	Sales Contract
Fannie Mae	Yes	Yes
Freddie Mac	Yes	Yes*
FHA	Yes	Yes
VA	Yes	Yes
USDA	Yes	Yes
Non-Agency	Yes	Yes

*Sales Contract must be managed by a licensed Real Estate Broker.

For complete details, please refer to [CMG's Electronic Signature Policy](#).

