



MEMORANDUM

VIA E-MAIL

TO: WVHDF Lenders

FROM: Jon M. Rogers 
Senior Division Manager
Single Family Lending

DATE: December 19, 2019

RE: Taxpayer First Act Compliance

You likely are already aware of the Taxpayer First Act which became law on July 1, 2019. It contains a provision which requires that persons receiving tax return information must obtain the express permission of taxpayers prior to disclosing that return to any other person. As a result, any lender that obtains tax return information during the origination of a mortgage loan must obtain express consent from the taxpayer to be able to share the tax information with another party. Such sharing would extend to actual or potential owners of the loan which would include the West Virginia Housing Development Fund and our vendors. This component of the law goes into effect December 28, 2019.

Accordingly, all loans closed and delivered to the Fund on or after December 28, 2019 must include a borrower signed form which satisfies this requirement. I've attached a sample of the form our document provider has added to their print group which we believe satisfies the Act. While the Fund will not mandate a specific form, we will be reviewing all loan files to see that there is a similar form in the file. Those files not containing such a form may not be purchased until the lender has delivered an executed form.

If there are any questions, please contact me or other Fund staff.