



MEMORANDUM

VIA E-MAIL

TO: WVHDF Participating Lenders

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

DATE: July 2, 2021

SUBJECT: MERS and Loan Purchase

In August 2020, the Fund became a MERS member and announced to our lending partners that we were ready for our loans to be closed on MERS documents by those lenders that were also MERS members. This action came as a result of many requests from lenders for the Fund to do so in order to streamline the loan purchase and sale process and reduce costs by not recording the physical assignment. Lenders' responses to our action were overwhelmingly positive and we also worked with our lenders that were not MERS members themselves to get those loans into the system.

Recently, however, we have begun to see multiple loans not closed properly by lenders who are MERS members. This trend must stop, or you risk your loans being rejected for purchase. All loans delivered to us by lenders that are MERS members must be assigned a MIN and must be closed on the MERS Deed of Trust. When that is done then no Assignment is needed. It is as simple as that.

We are asking all active MERS Participating Lenders to review your pipelines and ensure all WVHDF loans are MOM loans. As a temporary solution, if non-MOM loans are present in your pipelines and not yet closed and/or purchased by the Fund, you are to use the attached MERS/WVHDF Assignment to correct the mortgagee at recordation. You will register your MIN and the Fund will accept the combination transfer request to purchase once we receive the recorded MERS Assignment. Non-active MERS Participating Lenders should always use the MERS/WVHDF Assignment. **Loans closed on Tuesday, July 6<sup>th</sup> and thereafter are expected to be MERS-compliant at delivery to WVHDF or there will be a risk of non-purchase by the Fund.**

We appreciate your attention to this important process. Please contact us if you have questions.