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## LENDER NOTICE

### Quality Control Findings

January 4, 2022

#### Introduction

This lender notice relates to Quality Control findings and trends.

#### Summary

On a periodic basis, NH Housing will update lenders on general trends related to Quality Control findings. While NH Housing works directly with lenders as needed to address specific Quality Control findings, the goal of these periodic notices is to communicate general information and trends.

A relatively common Quality Control finding relates to the Closing Disclosure:

“Page 2 was not complete on the Borrower’s Closing Disclosure, showing all costs, including those of the Seller, and such non-loan costs as:

- Real Estate Brokerage Fee (Commission)
- Title Fees
- Transfer Taxes
- Recording Fee
- Deed Preparation fee
- Discharge Tracking fee
- Wire/Overnight Mail fee

Please refer to Section 1026.38 (g)(4) and/or Section 1026.38 (t)(5) from Reg Z for more detail.”

While this is a relatively low-level finding, it is common. Lenders should consider what steps to take to avoid this error.

#### Effective Date: January 4, 2022

If you have any questions, please contact Michael Chadbourne at 603.310.9247 or [mchadbourne@nhhfa.org](mailto:mchadbourne@nhhfa.org).

Sincerely,

Homeownership Team  
New Hampshire Housing  
[ownershipinfo@nhhfa.org](mailto:ownershipinfo@nhhfa.org)  
[www.nhhfa.org/lenders](http://www.nhhfa.org/lenders)



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**About New Hampshire Housing** As a self-sustaining public corporation, New Hampshire Housing Finance Authority promotes, finances and supports affordable housing. NHHFA operates a number of rental and homeownership programs that assist low- and moderate-income persons in obtaining affordable housing. Since its inception, NHHFA has helped more than 50,000 families purchase their own homes and has been instrumental in financing the creation of almost 15,000 multi-family housing units. [NHHFA.org/Lenders](http://NHHFA.org/Lenders)