



LENDER NOTICE

Corrective Action: Loans Closed on MERS Documents

March 8, 2022

Introduction

This lender notice relates to the new corrective action steps lenders must take for loans closed on MERS documents.

Summary

Previously, lenders that closed loans on MERS documents were required to discharge the MERS mortgage, obtain and record a fully executed non-MERS mortgage as well as obtain a non-MERS note.

To simplify the process, as of today, the following corrective action is required when a lender closes a NH Housing loan on MERS documents:

- Provide NH Housing with certification that the mortgage has been deactivated with MERS. The form can be found here: [MERS Affidavit](#)
- The Participating Lender must also prepare an assignment of mortgage of the loan from MERS to itself, have the assignment executed and recorded with the registry of deeds. Here is a [MERS Sample Assignment](#).

Effective Date: March 8, 2022

If you have any questions, please contact Chrissy Gossel at 603-310-9246 or cgossel@nhhfa.org.

Sincerely,

Homeownership Team
New Hampshire Housing
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www.nhhfa.org/lenders



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