

## **June 2014**

### **Revisions To Authorized Changes Page For Security Instruments**

As a result of a change in law for Virginia, the deeds of trust trustee's principal office is no longer required to have the principal office within the state of Virginia. Freddie Mac has added a permitted authorize change to the definition of "Trustee".

### **Revisions To Authorized Changes to Security Instrument for MERS**

Freddie Mas has revised the New York MERS Security Instrument to be consistent with our other MERS requirements.

In addition, the MERS Sample Page for New York (Form 3033 1/01 (rev. 12/10)) has been updated.

## **April 2014**

### **Use of MERS Rider**

Freddie Mac has created a new joint MERS® Rider (Form 3158), available as a uniform instrument. Due to recent legal developments in the states of Montana, Oregon and Washington, we are requiring MERS® Rider be attached to the Security Instruments in these states for newly originated mortgage loans that will be registered with MERS®. The new MERS® Rider must be used in the three states no later than October 15, 2014, but may be used beginning immediately.

The MERS® Rider tagline will show a version date of (Form 3158 04/14).

Please note: In Montana, Oregon and Washington, subsequent assignment into MERS® is prohibited.

### **Updated Authorized Changes for MERS**

The authorized changes for MERS has been updated to include authorized changes to related to the use of the MERS® Rider (Form 3158) in the states of Montana, Oregon and Washington because the MERS® Rider replaces the previous authorized changes for these states.

Until October 15, 2014, in lieu of the MERS Rider, originators may continue to use the MERS® Sample Security Instruments in Montana, Oregon and Washington.

On or after October 15, 2014, originators must use the MERS Rider, (Form 3158).

### **Revisions to List of Single-Family Uniform Instruments**

The Single-Family Uniform Instruments list has been updated to incorporate MERS® Rider (Form 3158). A detailed list of all of the Single-Family Uniform Instruments currently provided

by Freddie Mac is posted on our website at:

<http://www.freddiemac.com/uniform/doc/uniflist.doc> [doc]

### **Updated Authorized Changes to Property Type Riders**

Freddie Mac has removed the requirement for rent loss insurance when the property is a 2- to 4-unit Primary Residence. As a result of this change, we added a permitted change to the 1-4 Family Rider, Form 3170. If the mortgaged Premises is a 2- to 4-unit Primary Residence, originators must delete Paragraph D (Rent Loss Coverage) from the 1-4 Family Rider.