



UNDERWRITING BULLETIN - TEXAS

No. 32

DATE: June 13, 2013

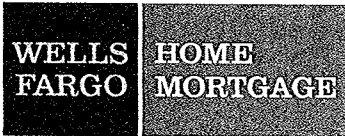
RE: Residential Rate/Term Refinances

Please review and follow the guidelines contained in the attached letter WFG recently received from Wells Fargo.

It is unacceptable for a title agent " . . . to increase their closing or other fees, increase amounts charged for services beyond the actual cost of the services, and/or pad payoff amounts beyond what is required to pay the loan in full . . . ".

Of course, this directive applies to all lenders, and not just to Wells Fargo.

~



Franklin Codel
1 Home Campus
X2401-064
Des Moines, IA 50301-0001

Franklin.Codel@wellsfargo.com

June 13, 2013

Attn: Compliance Officer
WFG National Title Insurance Company
65 Enterprise
Aliso Viejo, CA 92656

Re: Important notice about increases to closing fees and other charges for Wells Fargo Texas rate/term refinance transactions

Dear Compliance Officer,

This letter is being sent to settlement agents that close Wells Fargo Texas residential rate/term refinance transactions.

It is unacceptable to Wells Fargo for any settlement agent or title agent (or third-party acting on behalf of the title company) to increase their closing or other fees, increase amounts charged for services beyond the actual cost of the services, and/or pad payoff amounts beyond what is required to pay the loan in full for Texas rate/term refinance transactions shortly before closing. All fees, costs, and payoff amounts disclosed and charged by a settlement agent involved in a Wells Fargo mortgage loan must be accurate throughout the application and closing process. Please communicate Wells Fargo's expectations to your relevant employees and agents. Additionally, please immediately take appropriate steps to ensure that fees, costs, and payoff amounts on Wells Fargo loans are accurate at all times through the application and closing process.

Please contact WellsFargoSettlementAgentCommunications@wellsfargo.com if you have questions about this notice. Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Franklin Codel".

Franklin Codel
Executive Vice President
Head of Mortgage Production

