

Gateway First Bank, Correspondent Lending

Power of Attorney, Hybrid Electronic Signatures(s) and/or Combination of Both

POWER OF ATTORNEY	FHA/RD-USDA	SECTION-184	VA	CONVENTIONAL	TX(a)6 FNMA
Allow a Specific POA for Purchase Contract and Initial URLA	HUD 4000.1	Yes Section 184 Processing Guidelines	Yes VA Handbook Chapter 9 Along with an Alive & Wellness Cert	Yes FNMA Selling Guide B8-5-05 FHLMC Seller Guide 6301.4 NO on all cash out transactions	No TX Supreme Court Ruling 10-0121
Allow a Specific POA for Loan Closing Documents	Yes HUD 4000.1	Yes Section 184 Processing Guidelines	Yes VA Handbook Chapter 9	Yes FNMA Selling Guide B8-5-05 FHLMC Seller Guide 6301.4 NO on all cash out transactions	No TX Supreme Court Ruling 10-0121
ELECTRONIC SIGNATURE(S)	FHA/RD-USA	SECTION-184	VA	CONVENTIONAL	TX(a)6 FNMA
Allow Borrower(s) to use an Electronic Signature on the Initial Disclosures and Initial URLA with evidence of Borrower(s) e-consent approval.	Yes	Yes	Yes	Yes	Yes
Allow the Loan Officer to use an Electronic Signature on the Initial URLA.	Yes	Yes	Yes	Yes	Yes
Allow a Third Party electronic signature outside of the lender's control (i.e. sales contracts, appraisals).	Yes	Yes	Yes	Yes	Yes
Allow Borrower(s) to use an Electronic Signature on Custodial/Collateral Documents delivered to the Agencies: <ul style="list-style-type: none"> Original Note/Allonges and any Addendums/Riders to the Note Security Instrument and any Addendums/Riders to the Security Instrument Power of Attorney 	No	No	No	No	No
Allow Borrower(s) to use an Electronic Signature on these closing documents. <ul style="list-style-type: none"> 4506-C (if e-signed, must absolutely include the document specific detailed e-consent tracking) SSA-89 Form Right To Cancel Notice Final URLA and HUD Addendum Final CD <p>*NOTE: Other Closing Documents can be electronically signed and pre-signed within 72 hours of closing date.</p>	No	No	No	No	No



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ELECTRONIC SIGNATURE(S)	FHA/RD-USA	SECTION-184	VA	CONVENTIONAL	TX(a)6 FNMA
Allow the Loan Officer to use an Electronic Signature on the Final URLA.	Yes	Yes	Yes	Yes	Yes
Allow Notary to use Electronic Signature on Closing Documents (includes Remote Online Notary – RON).	No	No	No	No	No

ALL FILES

Borrower(s) Electronic Signature or Electronic Delivery of Document Consent: The loan file must contain the borrower’s consent form and document tracking for the use of any electronic signature, electronic disclosures or document sent. The e-consent disclosure must be provided to the borrower prior to sending any documents or appraisals electronically.
*Client is responsible for following applicable Agency Guidelines for Power or Attorney and Electronic Signatures.

LOAN OFFICER/LENDER ELECTRONIC SIGNATURE DOCUMENTATION REQUIREMENTS

Lenders or Document Custodians must collect and retain appropriate evidence to:

- document a signer’s agreement to use an electronic signature,
- demonstrate a signer’s execution of a particular electronic signature, and
- prove its attribution of the electronic signature to that signer.

Any files that a Lender maintains must include:

- the name of the person and related entity, if applicable, who signed each document in the loan file;
- the borrower’s consent for the use of any electronic signature or disclosure;
- the date of the signature;
- the method by which the document was signed; and
- any associated information that can be used to verify the electronic signature.

