



CMC Compliance Bulletin

Bulletin ID: 11092011-COM

Attention: Crescent Mortgage Customers

November 09, 2011

Topics in this Bulletin Include:

- New MERS Originating Membership Category

If Crescent prepares your closing documents and the loan closes in Crescent’s name please disregard this request. If your company is already registered with MERS please disregard this request. If you do not meet one of the above requirements please be sure to submit your application to MERS as soon as possible this could cause huge delays along with additional documentation and monetary cost. The current turn time for approving a TPO application with MERS is 7-10 business days.

New MERS Originating Membership Category

On March 18, 2011 MERS stated that all MERS as Original Mortgagee (MOM) security instruments must be closed by a MERS ® Member. MERS has established February 27, 2012 as the deadline and as a result your firm may be required to obtain a Third Party Originator (TPO) MERS membership. The following table outlines if you will be required to obtain the new MERS membership. In addition to the aforementioned changes and as a result of the new MERS requirements, effective with loans **Purchased** by Crescent on or after **January 31, 2012** February 15, 2012. Crescent will require all security instruments to contain MOM language. If Crescent prepares the closing package, and the loan closes in Crescent’s name **no further action is required** from you regarding MOM language; however, the table below may still be applicable if the loan closes in your name.

	Loan Closes In Crescent’s Name	Loan Closes In Your Name	You are a Current MERS member with your own ORG ID
MERS® TPO Membership Required	No	Yes	No

Your MERS ORG ID should be submitted to Crescent before January 31, 2012	No	Yes	No
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To avoid potential closing or purchasing delays, we encourage all customers that will be required to obtain the new TPO MERS membership to immediately process the application and obtain your MERS ORG ID before the Crescent deadline of January 31, 2012. To access the MERS application click: [Third Party Origination MERS membership application](#) and to view applicable MERS pricing click: [MERS System Pricing](#). Once you have obtained your MERS Org I.D. number provided by MERS please access the following link and submit it to Crescent by clicking [HERE](#). If you have any questions regarding the MERS application and/or pricing matrix, please contact MERS at 800-646-6377 or access [MERS Regional Contacts](#). If you have any questions regarding Crescent’s MERS® requirements, please contact Crescent’s MERS Coordinator, David Brown at 800-851-0263 extension 2033 or email postclosing@crescentmortgage.net.

ONCE YOU SUBMIT YOUR MERS ORG I.D. TO CMC NO ADDITIONAL ACTION IS REQUIRED AND YOU WILL NOT BE REQUIRED TO SUBMIT YOUR MERS ORG I.D. ON A LOAN TO LOAN BASIS.

The following MERS frequently asked questions should be beneficial for customers that may not be familiar with the MERS process and the enhanced benefits offered for MERS members.

MERS Frequently Asked Questions

What is MERS?

MERS (Mortgage Electronic Registration System) is a separate corporation that is acting solely as a nominee for Lender and Lenders successors and assigns. MERSCORP, Inc. was formed by Mortgage Bankers Association of America member companies to act as a central electronic loan registry, which helps streamline the lending process and eliminate the need to record assignments when selling loans to other mortgage companies. This is an industry change, not specific to Crescent Mortgage Company.

What are some benefits for MERS members?

- *MERS simplifies the closing process.*
- *MERS reduces potential documentation errors and re-recording fees (i.e. notary, signatures).*
- *MERS reduces your funding time and expense; by completely eliminating the cost of preparing and recording all Assignments. The reduction in recording fees is a huge cost benefit to the*

borrower and correspondent Lenders. (The average cost savings is at least \$35.00 per Assignment).

- *MERS reduces the funding time (eliminates chain of title issues).*
- *MERS helps by reducing the number of final documents required and reduces potential final document procurement fees that may be assessed when assignments are not received within specific timeframes.*
- *MERS helps expedite the Lien Release for recording.*

Is MERS approved in all 50 states?

Yes, MERS is legally approved to operate in all 50 states.

What are the requirements in order to become a Third Party Originating MERS member?

1. *Application- The two-page Third-Party Origination Application must be completed.*
2. *Fee- The annual fee of \$150.00 must be paid (there are no additional fees charged by MERS to your firm).*
3. *MOM Language- All Mortgages originated must contain MOM language.*
4. *MIN Number- All Mortgages originated must contain an 18 digit number. The MIN number remains with the loan until it's satisfied.*
5. *Provide Crescent your six digit Org. I.D. assigned to you once your application has been received and approved by selecting the following link; <http://www.tfaforms.com/224050>.*

MEMBERSHIP TYPE		ANNUAL PRODUCTION VOLUME	SIZE OF SERVICING PORTFOLIO	ANNUAL MEMBERSHIP FEE
General Member: Tier 1	The Greater Of	Less than \$250 million	Under \$2 billion	\$500
General Member: Tier 2		\$250 million to \$1 billion	\$2 billion to \$10 billion	\$2,000
General Member: Tier 3		\$1 billion to \$10 billion	\$10 billion to \$50 billion	\$5,500
General Member: Tier 4		More than \$10 billion	More than \$50 billion	\$7,500
Lite Member		N/A	N/A	\$264
Patron Member		N/A	N/A	\$1,000
Third-Party Originator (TPO) Member		N/A	N/A	\$150

Does MERS require any mandatory testing or training in order to become a Third-Party Originating Member?

No, there is no testing or training required.

What are the Customer Service Numbers for the Regional MERS offices?

1-800-646-6377

Northeast Region (CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VT, WV)

Laurinda Clemente

Tel: 978-337-6892

Email: laurindac@mersinc.org

Southeast Region (AL, FL, GA, KY, LA, MS, NC, SC, TN, VA)

Ron Crowe

Tel: 205-477-5643

Email: ronc@mersinc.org

Central Region (AR, IA, IL, IN, KS, MI, MN, MO, ND, NE, OH, OK, SD, TX, WI)

Mark Roberge

Tel: 630-377-1666

Email: markr@mersinc.org



Western Region (AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, WY)

Bob Pathman

Tel: 818-932-9800

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Sincerely,

David Brown
Vice President

"We are totally committed to daily exceeding the expectations of our customers"