



The Nation's First GSE-Compliant E2E AOL-Based Loan Closing Platform

FANNIE MAE EXPANDS USE OF ATTORNEY OPINION LETTERS

ISSUED BY FROM FANNIE MAE

On December 14, 2023 Fannie Mae updated its policy for attorney title opinion letters. Lenders are now permitted to obtain either a lender's title insurance policy or an attorney title opinion letter for the following transactions:

- loans secured by a unit in a condo project, or
- loans secured by a property subject to restrictive agreements or restrictive covenants.

Fannie Mae's updated Selling Guide announcement along with additional information on attorney opinion letters can be found below:

- *Selling Guide Announcement* (SEL-2023-11): <https://singlefamily.fanniemae.com/media/37666/display>
- *Attorney Opinion Letter*: <https://singlefamily.fanniemae.com/media/document/pdf/attorney-opinion-letter-primer>
- *Attorney Opinion Letter Lender Frequently Asked Questions*: <https://singlefamily.fanniemae.com/media/document/pdf/attorney-opinion-letter-lender-faqs>
- *Perspectives blog: Understanding Homebuying Closing Costs*: <https://www.fanniemae.com/research-and-insights/perspectives/understanding-homebuying-closing-costs>

iTitleTransfer's proprietary GSE-Authorized, E2E, Fully Insured Loan Closing Platform covers lenders, owners and successors-of-interest for the loan amount, and life-of-loan, for one low flat fee, which is approximately one third of the cost of traditional title insurance, endorsements, escrow services, add-ons, set-ups, and service fees.

Each component of *iTitleTransfer's* loan closing platform is independently insured; in addition to *iTitleTransfer's* coverage for fraud, forgery, duty-to-defend, lien priority, gap, CPL, cyber; and excess/umbrella coverage, providing an additional layer of insurance related to each loan transaction. *iTitleTransfer's* proprietary E2E Fully Insured Loan Closing Platform includes:

- *Insured Search and Examination*
- *Insured Proprietary Risk Scoring*
- *Insured Curative Services*
- *Insured GSE-Compliant Insured Attorney Opinion Letter*
- *Insured Escrow, Date Down and Document Preparation*
- *Insured eNotary and eSign*
- *Insured Transfer and eRecording*
- *Insured Post-Closing Deed Monitoring*



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