



Broker Bulletin: 2011-1061
Attention: Broker Correspondents

December 6, 2011

Topic: Increase to USDA RD Refinance Upfront Guarantee Fee

Summary:

Effective December 7th, 2011, **USDA has increased the upfront guarantee fee to 1.5% on refinance transactions.**

Conditional Commitments for refinance transactions that have previously been issued by the Agency "subject to the receipt of commitment authority" at the 1% upfront guarantee fee structure will be honored by the Agency once the commitment authority becomes available.

Effective Wednesday, December 7, 2011, new Conditional Commitment requests for a **refinance transaction** will be issued by the Agency utilizing a 1.5 percent upfront guarantee fee and a 0.3 percent annual fee.

Please review the current fee structure for all USDA transactions:
2 percent upfront guarantee fee for purchase transactions;
1.5 percent upfront guarantee fee for refinance transactions; and
0.3 percent annual fee for both purchase and refinance transactions

Please contact your locally assigned Account Executive with any questions.

Loans sold to Union National Mortgage Co. Wholesale must comply with all federal and state regulations as well as Union National Mortgage Co. Wholesale guidelines. This information is for guidance purposes only and should not replace consultation with your Legal and Compliance resources.

Equal Housing Lender: Union National Mortgage Co. Wholesale. Corporate Office: 8241 Dow Circle West, Strongsville, OH 44136. All rates and programs are subject to change at any time without notice. Please contact UNM Wholesale Underwriting for further clarification of any Underwriting related topics or your Account Executive about other topics addressed in this bulletin. This information should not be considered as all-inclusive Guidelines. **For mortgage originating professionals only; not authorized for distribution to consumers.**

