# MEMO

## TO: Montana Housing Lenders and Partners FROM: Jessica Michel, Homeownership Program Manager RE: Hazard Insurance Binder Requirement Change

Friday, August 16, 2024

We’ve experienced an increasing number of Hazard Insurance Binders that aren’t being revised to reflect the proper payee. We appreciate your understanding and assistance and ask that the actual binders be provided with Montana Board of Housing (MBOH) or Montana Board of Investments (MBOI), in the case of Vet Program Loans, as the loss payee per the Terms and Conditions for the loans being closed. We’ll no longer purchase loans with simply the letter promising to make the change post purchase. Partner lenders have informed us that getting the proper binder isn’t a problem. This change will help reduce the number of follow-up documents we all need to keep track of. Please provide binders the MBOH/MBOI Loans being closed along with those in the pipeline now.

A reminder that we do have new staff, Jessica Michel, our new Program Manager and Monique Higginbotham with our review and compliance staff (Jim Neary’s counterpart). Both are doing an excellent job and we ask that you include them on emails and correspondence to the homeownership staff as needed.

We’ve had to remove some lenders from our participating lender list and their ability to sell loans to the Board because of lack of volume (1 loan a year is required to be sold to the Board) or simply not recertifying with us. Charlie is always happy to work with those lenders wishing to continue to work with us.

A big thank you to those lenders who have re-certified and we look forward to another great year of helping Montanans become homeowners!

We all hope you’ve had a wonderful Summer so far and continue to into the Fall!