



# Best Practices



April 2026 – Common Compliance Conditions and Post Fund Findings

April 17, 2026

Correspondent Lending

Housing Finance Agency (HFA)

## Summary

U.S. Bank provides the most recent **Common Compliance Conditions and Post Fund Findings** to assist Correspondent and HFA lenders submit complete loan files for purchase. This information provides the most recent findings and best practices to resolve.

Finding	Common Error(s)	Best Practice
FHA Settlement Certification	Missing/Incomplete	Ensure that the FHA Settlement Certification including all pages is provided, and that the document is signed and dated by borrower(s), seller(s), and Settlement Agent.
		The document must include the date of the sales contract in the Seller transaction section.
Appraisal Delivery	Missing Acknowledgement or Waiver	ECOA requires that creditors provide copies of the appraisals and other written valuations to the applicants promptly upon completion or no later than three business days before consummation or account opening, whichever is earlier. U.S. Bank requires that the lender comply with one of the three listed methods for delivery the appraisal, using an acknowledgement when necessary for timing, or providing a waiver that conforms to regulatory guidelines. Please refer to the CFPB fact sheet on delivery of appraisals for any questions on guidelines.
Written List of Providers	Missing, Incomplete or Blank	Provide the full separate written list of providers for which the borrower was permitted to shop within the three-day timing requirement of the initial Loan Application.
Loan Estimates	Missing/Incomplete	Ensure all pages are present, fully completed, and promptly signed/dated. Confirm that borrower details, property information, and loan terms are accurately entered. Verify that estimated closing costs and required disclosures are completed in accordance with CFPB guidelines.
Initial Loan Application	Missing or not signed by Loan Officer	Ensure all pages are provided, signed, and dated by the loan officer and signed by the borrower, if face-to-face. Other common issues associated with the loan application are the written list of providers and LE that are within the 3-day timing requirement of the initial loan application date are missing from the file.
Final Loan Application	Missing, incomplete, or not signed.	Ensure all pages are provided and complete, signed and dated by the borrower(s). Ensure the LO organization name and LO name information in Section 9 is complete and accurate.
Closing Disclosure(s): Initial and Final	Missing Documents/ Incomplete Information	Ensure initial and final documents including all pages are provided, signed, and dated by the borrower(s), where applicable.
		Ensure proper placement of fees, payee/provider name, and real estate commission fees on the borrowers final CD.
Final Closing Disclosure	Missing Real Estate Commissions	Commissions for real estate brokers should be listed in 'Section H' of the consumer's final CD in the appropriate column. This is regardless of whether a seller's CD was provided in the file.
Seller Closing Disclosure	Missing	Ensure all pages of the Seller's Final Closing Disclosure are in the file at the time of delivery.



## Loan Delivery Checklists

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U.S. Bank utilizes multiple methods to reduce loan quality findings and eliminate potential delays in purchase including loan delivery and underwriting checklists located in the **Correspondent and HFA Lending Guide** (1100: Exhibits, Forms, & Checklists):

- **Correspondent**
  - [1141.1: Conventional Closed Loan Documentation Requirements](#)
  - [1141.2: Government Closed Loan Documentation Requirements](#)
- **HFA**
  - [Conventional Loan Delivery Checklist](#)
  - [Government Loan Delivery Checklist](#)

Please remember to send a complete loan package, including all credit/underwriting documents, to avoid pre-funding and post-funding deficiencies and quality findings. Lenders may not receive notice of loan deficiencies for all items included on the checklist; however, we do require the credit package along with the full closed loan package.

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## Questions



**Correspondent:** Please contact your Account Executive or the Client Support Area at 800.200.5881, option 1.

**HFA:** Please contact the Housing Finance Agency Hotline at 800.562.5165, option 1 for the HFA Customer Care Team.

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