



PRIME Interest



NAPMW National Association of
Professional Mortgage Women
Houston

**Look for information about our upcoming
events and meetings at our website:
www.NAPMWHouston.org**

Hello Houston;

It is hard to believe that we are facing the end of 2007 in less than 30 days. Thus starts the reflections of the year that has gone by the anticipation of the year ahead.

November marked the half point of my Presidency, which also bring reflection of what have we done in the last six months and what are we going to get done. In the next 30 days we will complete our annual audit and review of the budget. This certainly will let us know how we have done financially.

We also must start to look for candidates to run for office of the 2008/2009 Board. WE NEED YOU!!!! There are so many options that are available. Please call me or email me and ask me how you can serve.

As I look at the current board I am honored and grateful to have each and every one of them. I want to thank Scott Hilton, Mark Bunting, Richard Alvarado, Robin Lyons, Syrisse Parker,

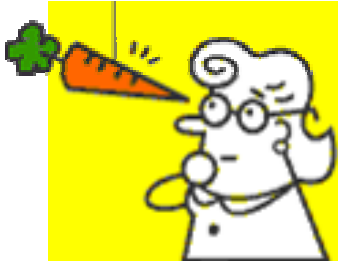
Peggy Michel, Aaron Hansz, Beth Imperatore, Gracie Cantu, Pam Daine and Mary Ann Regan. I still need you to continue you doing the GREAT job you do.

Jim Berkley with AIG United Guaranty will be teaching, Thursday 12/13. If you have not been in class where Jim teaches about Tax Return analysis you have missed a lot. I don't know how Jim does it but he takes a topic that is slightly drier than the Mohave Desert and turns it into a Rain Forrest of information. With all the underwriting and program changes, you simply don't want to miss.

I hope for YOUR success,



Kathryn Hardeman
NAPMW Houston-President
2007 - 2008



**WANT TO BE A PART OF THE
KARAT KLUB?**



**NAPMW - HOUSTON
IS HAVING OUR ANNUAL MEMBERSHIP DRIVE CONTEST**

CONTEST DATES

OCTOBER 1, 2007 THRU JANUARY 31, 2008

MINIMUM NEW MEMBERS NEEDED IS 10 TO BE A PART OF THE KARAT KLUB

**MEMBER WITH THE HIGHEST NUMBER OF
NEW RECRUITS WINS**

- **REGISTRATION FOR NATIONAL CONVENTION PAID**
- **FREE DINNER**
- **FREE HALF PAGE SIZE AD IN NAPMW NEWSLETTER FOR 3 MONTHS**

2ND PLACE WINNER

- **1 YEAR RENEWAL OF THEIR MEMBERSHIP**
- **FREE DINNER**
- **FREE BUSINESS CARD SIZE AD IN NAPMW NEWSLETTER FOR 3 MONTHS**

A sadden heart...

As many of you know one of our most cherished Account Executives has had a tragic chapter written into her life. Summer Sokoly has been widowed and two young boys have lost their father. We need to come together as we have so many times before as a group, and organization, and an industry to support Summer and her boys. We have set up a College Fund Account at Chase Bank for Scotty, age 5, and Nicholas, age 18 months. Please contribute!

Account Number 2738442413 / ABA Number 111000614

For additional information:
Mendy S. Gregory, SunTrust Mortgage, Inc.
713-412-6710 (cell) 800-841-1020 (office)



FNMA will be adjusting prices in accordance with the following policy

Pricing Adjustments Effective With March 1, 2008 Whole Loan Purchases or MBS Issue Dates. Fannie Mae will announce several new loan-level price adjustments (LLPAs), effective for whole loans purchased or loans delivered into MBS with issue dates on or after March 1, 2008. These changes will apply to loans underwritten through Desktop Underwriter(r) or those underwritten manually or using another automated underwriting system. After a detailed review of our core flow business, we identified areas where our pricing and risk exposure were out of alignment. As a result, we are introducing a revised national price structure to address segments of the business that have been identified as among the riskiest based on loan characteristics, loan performance, and other performance trends. We will:

- Implement new loan-level price adjustments (LLPAs) for loans with LTVs of 70.01% and above, combined with certain "representative" credit scores [excludes MyCommunityMortgage(r) (MCM(r)); Expanded Approval(r) (EA), with or without the Timely Payment Rewards(r) feature; and mortgages with terms of 15 years or less]
- Implement revised LLPAs for loans with subordinate financing based on "representative" credit score, CLTV/subordinate financing type, and whether the loan has an interest-only (IO) feature (excludes MCM)
- Extend our existing 0.50% LLPA for loans on 2-unit properties with LTVs of 90.01% to 95.00% to also apply to 2-unit loans with LTVs of 75.01% to 90.00% (excludes MCM)

The market is demanding liquidity from us, and to provide sustainable liquidity, we need to adjust our price for the risk we accept. We understand that these price adjustments represent a significant change for our customers, and we believe that the advance notice of more than 110 days will allow you sufficient time for a smooth implementation. We appreciate your business, and we want you to know that we're here to support you through these turbulent times in the mortgage market.

IMPORTANT NOTES!

Effective November 12, 2007, the department will no longer issue the traditional paper license to its licensees. All licensees are to access the department's Licensee/Registrant Information Search website to print a Verification of Licensure. This Verification is approved to meet the requirements of the Texas Mortgage Broker License Act, and its Regulation. The website address is:

<http://www.sml.state.tx.us:8080/mblllookup/search.jsp>

While the department will continue to send out letters to new and renewing licensees that their license has been issued or renewed, no letters will be sent out to licensees who have requested changes. Instead, the licensees should use the same search page link above to track the completion of their requests. Allow at least ten (10) business days from the date we receive it for the request to be completed.

The department is continuing to expand its use of the website to provide you immediate access to information as it is changed by department staff. Any suggestions for improvement are gratefully accepted and may be sent to licensing@sml.state.tx.us.

2008 CONFORMING LOAN LIMIT \$417,000

Washington, DC - Office of Federal Housing Enterprise Oversight Director James B. Lockhart today announced the maximum 2008 conforming loan limit for single-family mortgages purchased by Fannie Mae and Freddie Mac (the Enterprises) will remain at the 2007 level of \$417,000 for one-unit properties for most of the U.S. Higher limits apply to Alaska, Hawaii, Guam and the U.S. Virgin Islands as well as to properties with more than one unit.

The conforming loan limit determines the maximum size of a mortgage that an Enterprise can buy or guarantee. By law the maximum conforming loan limit is based on the October-to-October change in the average house price in the Monthly Interest Rate Survey (MIRS) of the Federal Housing Finance Board (FHFB). The FHFB reported the decline in the average price was \$10,685 or 3.49 percent, from \$306,258 in October 2006 to \$295,573 in October 2007. The combined two-year decline is now 3.65 percent.

"While the house price survey data used in determining the conforming loan limit show a decline over the past year, as previously announced and consistent with the proposed new conforming loan limit guidance, the level will remain at \$417,000 for the third straight year," said Lockhart. On October 22, 2007 OFHEO published in the Federal Register a revised Examination Guidance proposal for procedures relating to the calculation of the conforming loan limit and implementation of increases or decreases in the limit. OFHEO published the initial proposal for comment on June 20, 2007. The second comment period has now closed and OFHEO is reviewing comments received. At the time of the October publication, OFHEO announced that no decreases in the loan limit would be required for 2008, regardless of the price data in the MIRS report.

OFHEO assumed responsibility for establishing the conforming loan limit with a February 2004 guidance.

The conforming loan limit is based on the FHFB monthly survey and not OFHEO's quarterly House Price Index (HPI), which will be released for the third quarter on November 29.

HR 3915 Passed in the House of Representatives 291- 127

All-Originator Registry and Originator Compensation remain intact but the Battle in Washington Continues! Success! YSP PRESERVED. Today, the U.S. House of Representatives passed the final version of H.R. 3915, the "Mortgage Reform and Anti-Predatory Lending Act of 2007" on a vote of 291 to 127. This bill includes three important provisions that offer effective consumer protection without favoring any market competitor:

1. A National Registry of All Mortgage Originators -- Mandating an all-originator national registry will be the most effective protection consumers will have against bad actors in this industry. Its all-inclusive national scope means mortgage originators, even those at banks and lenders, who break the law, cannot move from state to state or from one company to another without being detected.
2. Enhanced Professional Standards for All Mortgage Originators - The bill as passed puts in place criminal background checks, fingerprinting, education and pre-licensure testing for all mortgage originators regardless of where they work. However, loan officers and employees of federal-depository institutions only need to be part of the national registry system and do not need to comply with this bill's enhanced education and testing standards.
3. Preservation of Mortgage Originator Compensation and Consumer Financing of Points and Fees - The original bill called into question the legitimate payment of the Yield Spread Premium, as well as the consumer's option to finance points and fees into the loan (or obtain a no-cost loan). Working with House Financial Services Committee Chairman Rep. Barney Frank (D-MA) and Representative Gary Miller (R-CA), NAMB was able to obtain clarifications that preserves the ability of consumers to finance origination fees, points and other closing costs into the loan rate or amount, and preserves the ability of mortgage originators to receive payment in such cases.

These provisions not only represent major victories for NAMB and for every mortgage originator, they are also victories for the consumers we serve. We commend Rep. Barney Frank (D-MA), Chairman of the House Financial Services Committee, and Rep. Spencer Bachus (R-AL), the Ranking Member of the Committee, for their leadership. However, there are some provisions in the bill which NAMB did not support. These are located in Title III. We believe these provisions will have a broad and negative impact on the availability and affordability of all credit, and its effects will be felt most harshly by those with imperfect credit histories, even current borrowers who may seek to obtain a mortgage loan to refinance their home and resolve payment issues.

Meanwhile, the debate rages on in Washington!

The debate in the U.S. House of Representatives is over. Now, the Senate is considering FHA reform, and a bill on mortgage reform is expected any day. Industry eagerly awaits the release of HUD's new Good Faith Estimate and other aspects of RESPA reform. The Federal Reserve Board is also expected to release new regulations addressing unfair and deceptive acts and practices.

We Need More of You.

Your efforts on our behalf in the U.S. House of Representatives made the difference. But this is only the first step of many in a long process toward mortgage reform. Many challenges lie before us. We need you to remain vigilant, respond quickly when the Call to Action comes, and protect our ability to earn a living. Make no mistake, many wish to outlaw indirect compensation. At all cost, we must preserve the ability to earn yield spread premium.

It is said that for every one NAMB member there are 9 others who benefit from our efforts for free. This is not fair to those of you who have stepped up, paid your fair share and taken the steps needed to ensure the viability of the mortgage broker profession. For our voices to be heard even louder as we face new challenges, we need those loan originators who are not members of NAMB and the state affiliate to join. We need you to urge non-members to join NAMB Now! Ask them to visit www.joinnamb.org today. The stakes have never been higher. Thank you for your continued support. Together, we can win this fight.

Sincerely,
George Hanzimanolis, NAMB President, 2007-2008



4900 Woodway Drive, Suite 650

Houston, TX 77056

Phone: 713-871-0005

Fax: 713-871-1358

Thomas E. Black, Jr., P. C.*

Calvin C. Mann, Jr., P. C.

Gregory S. Graham, P. C.

David F. Dulock

Diane M. Gleason

Benjamin R. Idziak **

Shawn P. Black **

Thomas L. Kapioltas

Margaret A. Noles

Robert J. Brewer

Marc E. Sanders ***

* Also Licensed in New York, Washington
and West Virginia

** Also Licensed in New York

*** Licensed in New Mexico

November 1, 2007

To: Clients and Friends

From: David F. Dulock

Subject: Texas Home Equity Loans – New 12-day Notice Required By HJR 72

Constitutional Amendment HJR 72 will be on the ballot for the November 6, 2007 statewide elections and, if approved, will take effect when the official vote canvass by the governor confirms statewide majority approval. The governor must canvass the election results not earlier than the 15th day or later than the 30th day after election day. This means that, depending on the date of the governor's canvass, HJR 72 and the revised 12-day notice contained therein will be effective no earlier than November 21st and no later than December 6th. We will advise you by subsequent memorandum the date HJR 72 becomes effective.

Attached is a copy of the revised 12-day notice required by HJR 72 for Texas HELOC and closed-end home equity loans authorized by Article 16, Section 50 of the Texas Constitution.

Consistent with the advice we gave in 2003 when the 12-day notice was first amended, the following are procedures we recommend you follow with respect to Texas HELOC and closed-end home equity loans closing on and after the effective date of HJR 72:

1. The revised 12-day notice required by HJR 72 cannot be used for Texas HELOC or closed-end home equity loans closing prior to the effective date of HJR 72.
2. For Texas HELOC and closed-end home equity loans that will close on and after the effective date of HJR 72 and for which the application and current 12-day notice were provided prior to the effective date of HJR 72, we recommend that the revised 12-day notice required by HJR 72 be given to the owner of the homestead on or after HJR 72's effective date and that the loan not close until such new 12-day notice period has expired.
3. Loan applications for Texas HELOC and closed-end home equity loans closing on and after HJR 72's effective date can be taken prior to the effective date of HJR 72.

Remember the 12-day notice currently in use cannot be given on and after HJR 72's effective date and HJR 72's revised 12-day notice cannot be given before HJR 72's effective date.

This Memorandum is provided for the general information of the clients and friends of our firm only and is not intended as specific legal advice. You should not place reliance on this general information alone but should consult counsel regarding the application of the laws discussed in this Memorandum to your specific case or circumstances.

(See the Attached Two Page 12-day Notice Revised by HJR 72)

**NOTICE CONCERNING EXTENSIONS OF CREDIT DEFINED BY SECTION 50(a)(6),
ARTICLE XVI, TEXAS CONSTITUTION:**

"SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION ALLOWS CERTAIN LOANS TO BE SECURED AGAINST THE EQUITY IN YOUR HOME. SUCH LOANS ARE COMMONLY KNOWN AS EQUITY LOANS. IF YOU DO NOT REPAY THE LOAN OR IF YOU FAIL TO MEET THE TERMS OF THE LOAN, THE LENDER MAY FORECLOSE AND SELL YOUR HOME. THE CONSTITUTION PROVIDES THAT:

(A) THE LOAN MUST BE VOLUNTARILY CREATED WITH THE CONSENT OF EACH OWNER OF YOUR HOME AND EACH OWNER'S SPOUSE;

(B) THE PRINCIPAL LOAN AMOUNT AT THE TIME THE LOAN IS MADE MUST NOT EXCEED AN AMOUNT THAT, WHEN ADDED TO THE PRINCIPAL BALANCES OF ALL OTHER LIENS AGAINST YOUR HOME, IS MORE THAN 80 PERCENT OF THE FAIR MARKET VALUE OF YOUR HOME;

(C) THE LOAN MUST BE WITHOUT RECOURSE FOR PERSONAL LIABILITY AGAINST YOU AND YOUR SPOUSE UNLESS YOU OR YOUR SPOUSE OBTAINED THIS EXTENSION OF CREDIT BY ACTUAL FRAUD;

(D) THE LIEN SECURING THE LOAN MAY BE FORECLOSED UPON ONLY WITH A COURT ORDER;

(E) FEES AND CHARGES TO MAKE THE LOAN MAY NOT EXCEED 3 PERCENT OF THE LOAN AMOUNT;

(F) THE LOAN MAY NOT BE AN OPEN-END ACCOUNT THAT MAY BE DEBITED FROM TIME TO TIME OR UNDER WHICH CREDIT MAY BE EXTENDED FROM TIME TO TIME UNLESS IT IS A HOME EQUITY LINE OF CREDIT;

(G) YOU MAY PREPAY THE LOAN WITHOUT PENALTY OR CHARGE;

(H) NO ADDITIONAL COLLATERAL MAY BE SECURITY FOR THE LOAN;

(I) THE LOAN MAY NOT BE SECURED BY HOMESTEAD PROPERTY THAT IS DESIGNATED FOR AGRICULTURAL USE AS OF THE DATE OF CLOSING, UNLESS THE AGRICULTURAL HOMESTEAD PROPERTY IS USED PRIMARILY FOR THE PRODUCTION OF MILK;

(J) YOU ARE NOT REQUIRED TO REPAY THE LOAN EARLIER THAN AGREED SOLELY BECAUSE THE FAIR MARKET VALUE OF YOUR HOME DECREASES OR BECAUSE YOU DEFAULT ON ANOTHER LOAN THAT IS NOT SECURED BY YOUR HOME;

(K) ONLY ONE LOAN DESCRIBED BY SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION MAY BE SECURED WITH YOUR HOME AT ANY GIVEN TIME;

(L) THE LOAN MUST BE SCHEDULED TO BE REPAYED IN PAYMENTS THAT EQUAL OR EXCEED THE AMOUNT OF ACCRUED INTEREST FOR EACH PAYMENT PERIOD;

(M) THE LOAN MAY NOT CLOSE BEFORE 12 DAYS AFTER YOU SUBMIT A LOAN APPLICATION TO THE LENDER OR BEFORE 12 DAYS AFTER YOU RECEIVE THIS NOTICE, WHICHEVER DATE IS LATER; AND MAY NOT WITHOUT YOUR CONSENT CLOSE BEFORE ONE BUSINESS DAY AFTER THE DATE ON WHICH YOU RECEIVE A COPY OF YOUR LOAN APPLICATION IF NOT PREVIOUSLY PROVIDED AND A FINAL ITEMIZED DISCLOSURE OF THE ACTUAL FEES, POINTS, INTEREST, COSTS, AND CHARGES THAT WILL BE CHARGED AT CLOSING; AND IF YOUR HOME WAS SECURITY FOR THE SAME TYPE OF LOAN WITHIN THE PAST YEAR, A NEW LOAN SECURED BY THE SAME PROPERTY MAY NOT CLOSE BEFORE ONE YEAR HAS PASSED FROM THE CLOSING DATE OF THE OTHER LOAN, UNLESS ON OATH YOU REQUEST AN EARLIER CLOSING DUE TO A DECLARED STATE OF EMERGENCY;

(N) THE LOAN MAY CLOSE ONLY AT THE OFFICE OF THE LENDER, TITLE COMPANY, OR AN ATTORNEY AT LAW;

(O) THE LENDER MAY CHARGE ANY FIXED OR VARIABLE RATE OF INTEREST AUTHORIZED BY STATUTE;

(P) ONLY A LAWFULLY AUTHORIZED LENDER MAY MAKE LOANS DESCRIBED BY SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION;

(Q) LOANS DESCRIBED BY SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION MUST:

(1) NOT REQUIRE YOU TO APPLY THE PROCEEDS TO ANOTHER DEBT EXCEPT A DEBT THAT IS SECURED BY YOUR HOME OR OWED TO ANOTHER LENDER;

- (2) NOT REQUIRE THAT YOU ASSIGN WAGES AS SECURITY;
- (3) NOT REQUIRE THAT YOU EXECUTE INSTRUMENTS WHICH HAVE BLANKS FOR SUBSTANTIVE TERMS OF AGREEMENT LEFT TO BE FILLED IN;
- (4) NOT REQUIRE THAT YOU SIGN A CONFESSION OF JUDGMENT OR POWER OF ATTORNEY TO ANOTHER PERSON TO CONFESS JUDGMENT OR APPEAR IN A LEGAL PROCEEDING ON YOUR BEHALF;
- (5) PROVIDE THAT YOU RECEIVE A COPY OF YOUR FINAL LOAN APPLICATION AND ALL EXECUTED DOCUMENTS YOU SIGN AT CLOSING;
- (6) PROVIDE THAT THE SECURITY INSTRUMENTS CONTAIN A DISCLOSURE THAT THIS LOAN IS A LOAN DEFINED BY SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION;
- (7) PROVIDE THAT WHEN THE LOAN IS PAID IN FULL, THE LENDER WILL SIGN AND GIVE YOU A RELEASE OF LIEN OR AN ASSIGNMENT OF THE LIEN, WHICHEVER IS APPROPRIATE;
- (8) PROVIDE THAT YOU MAY, WITHIN 3 DAYS AFTER CLOSING, RESCIND THE LOAN WITHOUT PENALTY OR CHARGE;
- (9) PROVIDE THAT YOU AND THE LENDER ACKNOWLEDGE THE FAIR MARKET VALUE OF YOUR HOME ON THE DATE THE LOAN CLOSES; AND
- (10) PROVIDE THAT THE LENDER WILL FORFEIT ALL PRINCIPAL AND INTEREST IF THE LENDER FAILS TO COMPLY WITH THE LENDER'S OBLIGATIONS UNLESS THE LENDER CURES THE FAILURE TO COMPLY AS PROVIDED BY SECTION 50(a)(6)(Q)(x), ARTICLE XVI, OF THE TEXAS CONSTITUTION; AND
- (R) IF THE LOAN IS A HOME EQUITY LINE OF CREDIT:
 - (1) YOU MAY REQUEST ADVANCES, REPAY MONEY, AND REBORROW MONEY UNDER THE LINE OF CREDIT;
 - (2) EACH ADVANCE UNDER THE LINE OF CREDIT MUST BE IN AN AMOUNT OF AT LEAST \$4,000;
 - (3) YOU MAY NOT USE A CREDIT CARD, DEBIT CARD, OR SIMILAR DEVICE, OR PREPRINTED CHECK THAT YOU DID NOT SOLICIT, TO OBTAIN ADVANCES UNDER THE LINE OF CREDIT;
 - (4) ANY FEES THE LENDER CHARGES MAY BE CHARGED AND COLLECTED ONLY AT THE TIME THE LINE OF CREDIT IS ESTABLISHED AND THE LENDER MAY NOT CHARGE A FEE IN CONNECTION WITH ANY ADVANCE;
 - (5) THE MAXIMUM PRINCIPAL AMOUNT THAT MAY BE EXTENDED, WHEN ADDED TO ALL OTHER DEBTS SECURED BY YOUR HOME, MAY NOT EXCEED 80 PERCENT OF THE FAIR MARKET VALUE OF YOUR HOME ON THE DATE THE LINE OF CREDIT IS ESTABLISHED;
 - (6) IF THE PRINCIPAL BALANCE UNDER THE LINE OF CREDIT AT ANY TIME EXCEEDS 50 PERCENT OF THE FAIR MARKET VALUE OF YOUR HOME, AS DETERMINED ON THE DATE THE LINE OF CREDIT IS ESTABLISHED, YOU MAY NOT CONTINUE TO REQUEST ADVANCES UNDER THE LINE OF CREDIT UNTIL THE BALANCE IS LESS THAN 50 PERCENT OF THE FAIR MARKET VALUE; AND
 - (7) THE LENDER MAY NOT UNILATERALLY AMEND THE TERMS OF THE LINE OF CREDIT.

THIS NOTICE IS ONLY A SUMMARY OF YOUR RIGHTS UNDER THE TEXAS CONSTITUTION. YOUR RIGHTS ARE GOVERNED BY SECTION 50, ARTICLE XVI, OF THE TEXAS CONSTITUTION, AND NOT BY THIS NOTICE

Borrower (Date)

Borrower (Date)

Borrower (Date)

Borrower (Date)

WELCOME TO OUR NEW MEMBERS



Bronze Level

Debbie Flanary – Peden Mortgage Group - referred by Richard Alvarado
Tom Peden – Peden Mortgage Group – referred by Richard Alvarado

Basic Level

Elizabeth Rubio – Novastar Mortgage - referred by Richard Alvarado

THANK YOU FOR RENEWING

Mike Brubaker – Brubaker & Assoc.
Nicole Donaldson – Affordable Homes & Loans
Sheryl Gale – Secure Mortgage
Monica Hayman – Capital Concepts
Katherine Kosicki – Brett Shanks, Closing Attorney
Cheryl Kurtz, Waterford Mortgage
Deanna Mellas – Gregg & Valby, LLP
Shirland Smith – OmniBanc Financing

Don't forget to update the National Website if your contact information has changed and also send me notice so that I can update your information on our database. Email me at Richard@RichardAlvarado.com

Are you looking for some inexpensive advertising?

Place an AD in the NAPMW-Houston Newsletter!!

Our newsletter is distributed to over 1,000+ mortgage professionals on a monthly basis and we want to give you the opportunity to get in on the action! Pricing is for 12 rolling issues and is as follows:

- Full Page: \$250 (member price) or \$300 (future member price)
- One half Page: \$125 (member price) or \$150 (future member price)
- One quarter Page: \$60 (member price) or \$75 (future member price)
- Business Card Ad: \$25 (member price) or \$30 (future member price)

Please contact **Aaron T. Hansz** at **832.391.3412** or at ahansz@fidelitytitletx.com with any questions!

Headquarters Heads Up

WHAT'S NEW IN EDUCATION

Educational Seminar: 6 LPO Clock Hours, December 4, 2007, Seattle, WA

If you are a limited practice officer needing additional credits to maintain your license, this is a seminar you cannot afford to miss! To view the full brochure and register for the program, [click here](#).

FHA Programs Update and HECM Training, December 11, 2007, Phoenix, AZ

SEATS ARE LIMITED! This is your opportunity to interact with FHA representatives on FHASecure, Risk Based Premiums, FHA Modernization, Proposed Legislation, and Home Equity Conversion Mortgage. This one day program is brought to you by the HUD Phoenix Field Office and NAPMW. Don't miss this timely event! [Click here](#) for registration information.

Online University Courses Available To All Members

Experience the power of online education anytime, anywhere with NAPMW's Online University. Browse the course catalog and select a course; NAPMW members receive 50% off course registration fees. These outstanding online courses are available to all members! [Click here](#) to access the Online University through the Members Only section of the NAPMW website. If you do not know your username and password, email info@napmw.org to retrieve that information.

HOT NEWS

Message From The NAPMW Board Of Directors

After 18 years it is time to say goodbye to Patty, Jessica, and Cindy and all the other staff members at Melby, Cameron & Anderson (Hull) who have been managing NAPMW these many years. Most of you only have seen these hard workers at one of our Annual Education Conferences (Conventions)....they were the ones scurrying around from place to place keeping things moving and being sure everything ran perfectly. We have had many good years with their management and we thank them for always being there for us. We wish them luck and best wishes for their future.

Headquarters Changes

Please note that the address and the fax number for Headquarters have changed and are listed below. The toll-free number for NAPMW, (800) 827-3034, remains the same and the main email contact info@napmw.org has not changed. However, NAPMW is discontinuing use of the AOL address, napmw@aol.com, effective immediately. Should you need to contact NAPMW Headquarters via email, you may continue to do so through info@napmw.org without disruption.

NAPMW Headquarters
PO Box 140218
Irving, TX 75014-0218
FAX: (469) 524-5121

Headquarters Heads Up

November Monthly Mailer Has Been Distributed

The November Monthly Mailer has been mailed to all Local Association Presidents today. This edition includes the Presidents' Connection, the National Candidacy Application, 2008 National Education Conference details, the Membership Contest details, the latest installment of the Association In A Box, the Membership Summary, and your Local Association's Roster. The contents of the Mailer will be posted to the NAPMW website when the transfer of all website management to the new management company is complete in the coming few weeks. Thank you for your patience during this transition. If you have an urgent need please send your request to info@napmw.org.

National Candidacy Application and Information

As mentioned above, the forms to run for National Office with NAPMW have been distributed through the Monthly Mailer. If you are interested in running for office please note that the **deadline is January 31, 2008**. If you have questions please contact National Nominating Committee Chair Kathie Kosicki, GML at (713) 899-9989 or kkosicki@comcast.net.

Give The Gift Of Giving With An APMW Foundation Holiday Greeting Card!

The holidays are a time for family, friends, memories, and sharing. What better way to share this holiday season with those you care about then to give the gift of education through a donation to the APMW Foundation. **For a minimum \$10.00 donation**, a decorative card will be sent to you or a designated recipient with the holiday message, *"May Your Holidays Sparkle With The Magic Of The Season!"* To insure timely delivery, Holiday Greeting Card orders must be received no later than **Friday, December 14**. [Click here](#) to visit the NAPMW website and to download an order form. Please fax it to the APMW Foundation at (425) 771-9588.

2008 Education Conference Pin Now Available In NAPMW Online Store

The highly anticipated 2008 Education Conference Pin is now available for purchase! [Click here](#) to view and purchase your's today!

Win Great Prizes By Referring New Members To Join NAPMW

Don't forget! Between now and March 31, 2008 every member you refer gets you one step closer to the opportunity to win travel dollars redeemable for registration or travel expenses for the [2008 Annual Education Conference](#). Prizes range from a \$100 travel voucher, up to a full Conference Registration with additional travel dollars! Full details of the program are on the NAPMW website - [click here](#). *Be sure that any members you refer know to include your name on the referred line of their membership application to receive credit!*



NAPMW HOUSTON 2007 – 2008 EXECUTIVE BOARD

President

Kathryn Hardeman

First Capstone Mortgage
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President-Elect

Scott Hilton

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1st Vice President / Education

Beth Imperatore
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2nd Vice President / Services & Resources

Mark Bunting

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Cell: 713-392-1026
mbunting@amtrust.com

3rd Vice President / Membership / Dues

Collector

Richard Alvarado

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Richard@Richardnalvarado.com

Treasurer

Peggy Michel

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Director of Programs

Syrisse Parker-Rowe, MML, CMI

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Corresponding Secretary / Newsletter

Aaron T. Hansz

Law Office of Brett M. Shanks, P.C.
Fidelity National Title Company
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ahansz@fidelitytitletx.com

Recording Secretary / Minutes

Gracie Bustos-Cantu

Ever Bank
14114 Dallas Parkway, Suite 305
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Fax: 713-460-2018
bustosgracie@hotmail.com

Director of Arrangements

Robin Lyons

Black, Mann & Graham
rlyons@bmandg.com
Work: 713-871-0005
Cell: 832-788-5150
Fax: 713-599-1143

Sunshine Committee Chair

Mary Ann Regan

Brubaker & Associates
mregan@brubakerandassociates.com
Work: 713-464-4666
Cell: 713-823-0336
Fax: 713-464-4669

Parliamentarian

Pam Daine

Interfirst/Citi Wholesale
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Cypress, TX 77429
Cell: 832-326-9363
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pamela.daine@abnamro.com



BRUBAKER AND ASSOCIATES
real estate appraisers and consultants

Just a reminder to some of our members that your membership has or is about to expire. You can renew it today online at www.napmw.org This is the National website and while you are renewing make sure that your information is current on your member profile so you will receive the news from our National Headquarters.

Note from the editor...

What do you want to see in this newsletter? Market trends? New selling ideas? New Products? New Laws coming into effect? A great drink recipe?

It is the goal of the 2007 Board to make this newsletter GREAT and also for it to be a tool for you. I would love to hear from you on different ideas of what you wish to see, even if it is a one time thing or an ongoing article or subject of interest.

Please email your thoughts to me at aaronhansz@yahoo.com and as always have a great day!

Are you a designated mortgage professional? If not, WHY?

As competition increases, customers will demand knowledgeable and well-versed individuals to access and serve their needs. If you do not understand the mortgage industry, federal regulations, and all facets of the loan cycle, you may be left behind. As customers themselves become more educated about the mortgage process, shouldn't you?

The Institute of Mortgage Lending offers three designations...

- **Graduate of Mortgage Lending (GML)**

Experience Level: 1 or more years in the mortgage industry

Prerequisites: None

Participation Requirement: Correspondence or Online

Written Exam: Yes

Oral Exam: No

Continuing Education: Yes



- **Master of Mortgage Lending (MML)**

Experience Level: 1 or more years in the mortgage industry

Prerequisites: Graduate of Mortgage Lending

Participation Requirement: Correspondence

Written Exam: Yes

Oral Exam: No

Continuing Education: Yes



- **Certified Mortgage Instructor (CMI)**

Experience Level: 3 years professional experience in the mortgage industry

Prerequisites: Instructor Development Workshop

Participation Requirement: Workshop Participation

Written Exam: No

Oral Exam: No

Continuing Education: Yes



The Institute of Mortgage Lending offers individual GML/MML/CMI course registrations, as well as a corporate licensing program that provides corporations with the opportunity to participate in the GML/MML/CMI designation programs for their company employees. To register contact the NAPMW Offices at (800) 827-3034 or write to the Association at - info@napmw.org or cindy@napmw.org.

Did you ever want to be an AUTHOR?

Did you ever want your own BY-LINE?

Here's your chance!



Notes and Deeds, the national publication of NAPMW is accepting articles for publication in the December issue. The next deadline is **November 1**.

Regularly featured columns include "Women at Work" with information about the advancement of women in the workforce and "Neighborhood Watch" that highlights the activities and accomplishments of NAPMW's Region and Local Associations.

Submit your articles to Syrisse Parker, Notes and Deeds Committee Member, at syrisse@yahoo.com.

P.S. If you are not ready yet, the next deadline is March 1 for the April 2008 publication. Start writing!

Subject: EXTREMELY IMPORTANT-Big Win for the DPA Industry

This morning the judge ruled from the bench awarding an injunction which will prohibit HUD from implementing the final rule until either the later of February 29th or a decision on the case against HUD is made. We guarantee you that certain industry providers will try to put some sort of spin on this, but the fact of the matter is, all seller assisted down payment providers are now on equal ground again thanks to the efforts of Home Downpayment Gift Foundation and Genesis Preferred Program. This means that anyone entering into a purchase contract on or before February 28 or that date that the case against HUD is settled would be able to use HDGF. We will continue to lead the industry to battle HUD's rule and protect this invaluable resource for future homebuyers. We thank you for your concern and your prayers and ask you to keep us in mind as there is still a long way to go.

Unfortunately, a copy of the injunction will not be available for a couple of days. In the interim, HUD will be issuing a press release for all lender approval departments. Here is what we have so far: Minute Entry for proceedings held before Judge Paul L. Friedman: Continuation of Preliminary Injunction Hearing held on 10/31/2007. Motions 20, 21, 28 for preliminary injunction granted for the reasons stated in open court. (Court Reporter Linda Russo) (mm) (Entered: 10/31/2007)

We thank each of you again for your prayers and concern.

Sincerely,

Todd Ludlow, SR-VP
Home Downpayment Gift Foundation
800 270-7396



*Your Success Begins With Your
Participation In NAPMW!*

EVENTS 2007-2008



- | | |
|--------------------|---------------------------------|
| December 4 | Christmas Party |
| January 8 | One Page Business Plan |
| February 12 | Bottle Auction and Wine Tasting |
| March 11 | Houston Zoo Social and Election |

For more information contact:

Syrise Parker Rowe
syrisse@yahoo.com
www.napmwHOUSTON.org

***It's not too early to plan on attending the
NAPMW National Education Conference,
May 20 - 25, 2008 at the Hilton Riverside in fabulous New Orleans!***

Are you looking for industry professionals?

Mortgageboard.com is a job board partner for the National Association of Professional Mortgage Women. Mortgageboard.com offers hiring solutions to the association members as well as discounts of up to 20% off selected packages* to all members who find the Job Board through the association.

More than a generic Job Board, Mortgageboard.com is a Niche Career Center giving you access to the internet's largest resume pool of mortgage professionals. By posting your positions and searching resumes online, you will increase your exposure to these industry jobseekers at a fraction of traditional recruiting and online costs.

To get more information about posting positions on the site and having access to the resume database of local and national jobseekers call (877) 846-5478 Toll Free or go to www.mortgageboard.com.

HELP WANTED FOR NAPMW-HOUSTON

MEMBERSHIP:

Want to help in growing our organization? Contact Richard to help with the Membership Committee!

Richard Alvarado
713-254-1530 Cell
richard@Richardnalvarado.com

SERVICES AND RESOURCES:

Like throwing parties? No one likes to throw a party as much as Mark does so give him a call today and join the fun!

Mark Bunting
713-392-1026 cell
mbunting@amtrust.com

NEWSLETTER:

Have a topic to add to the Newsletter, need to advertise to over 2,000 LO's, brokers, and other members of NAPMW, or want to have a subject further explored? Call Aaron!

Aaron T. Hansz
832-439-3280
aaronhansz@yahoo.com

FALL in LOVE with NAPMW!



*I came for the Education... I stayed for the friends...
What I received... an Enhanced Mortgage Career!*

EDUCATION

FREE Educational Training on Topics such as:

SML Compliance
Mortgage Lending Laws
Credit Scoring
Processing Guidelines
FHA / VA
Identity Theft
Underwriting Panels

and more!

Our accredited education events are usually every other month and are FREE to NAPMW Houston Members.

Get the schedule:
www.NAPMWHouston.org

Look for information about our future events and meetings at our website:
www.NAPMWHouston.org

MEMBERSHIP INCLUDES:

Incredible Networking Events
Increasing Leads
Notes and Deeds (4 printed issues)
Individual Insurance Coverage
Discounts at NAPMW Events
NAPMW Branded Credit Card
Online Membership Listing
Access to Members-Only Content on NAPMW Website!

DISCOUNTS INCLUDE:

GML and MMLS Credentials
Certified Flood Systems Services
Subscription to Mortgage Originator
Subscription to Origination News
DHL Airborne Express Shipping
Broadwing Long Distance Communication Services

For information about joining NAPMW Houston, please contact Richard Alvarado at 713-254-1530 cell.