The Truth-in-Lending Act is aimed at promoting the informed use of consumer credit by requiring disclosures about terms and costs.

SAMPLE TRUTH-IN-LENDING DISCLOSURE STATEMENT

(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)

Applicants:
Property Address:
Application No:

Because you may be paying points and other fees, the APR disclosed is often higher than the interest rate on your loan. The APR can be compared to other loans to give you a fair method of comparing prices.

Prepared By:

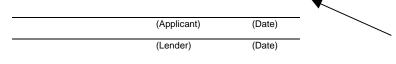
Date Prepared:

The mortgage amount minus prepaid finance charges (loan origination fees, points, adjusted interest and initial mortgage insurance premium) and any required balance. It represents a net figure to allow you to accurately assess the amount of credit actually provided.

ANNUAL	FINANCE	AMOUNT 🔺	TOTAL OF PAYMENT	S	
PERCENTAGE RATE	CHARGE	FINANCED	▼	The estimate	
The cost of your credit as a yearly ate	The dollar amount the credit will cost you	The amount of credit provi to you or on your behalf	payments as scheduled	total amount v	
%	\$	\$	 \$	mortgage ins	
	ual percentage rate does	not take into account your requ		—ance, if you n minimum pay ments for the entire loan te	
Payments**	Payments Payments Are Due		ayments Payments** Payments Are Du		
Principal, interest and mortgage insurance if applicable. DEMAND FEATURE: This obligation VARIABLE RATE FEATURE: This	the loan, the am paid at closing, and any other c the lender. on has a demand feature.	nts for the term of Beginning: lount of interest origination fee harges paid to Defines circular principal ar and payable	Month Beginni cumstances under which the remaining ind interest amount of the loan is due le on demand. been provided earlier.	ng:	
CREDIT LIFE/CREDIT DISABILITY:			ot required to obtain credit, and	will	
ot be provided unless you sign and a	agree to pay the additiona	al cost.			
Type Premium	Signature				
Credit Life	I want credit life insurance				
Credit Disability	I want credit disability insu	8			
Credit Life and Disability	I want credit life and disab				
NSURANCE: The following insurance		edit:			
Credit life insurance Credit dis					
ou may obtain the insurance from a from a from grouperty	nyone you want that is act flood insurance from cre		for a one year term.		
SECURITY: You are giving a security The goods or property being purcha	y interest in: ased Real propert	y you already own	ioi a one year term.		
trust) connec	eted with the transaction, which	h will be charged at closing.			
LATE CHARGE: If a payment is mor	Defines wheth part or all of th	ne loan in advance of the regular sch	oayment ould be eligible for a refund if you wish edule. If you are not entitled to a refund I the money loaned to you. Your prepai	d, you will	
PREPAYMENT: If you pay off early, may will not have to pay	charges and a		not refundable. If you pay the loan off		
may will not be entitled to	a refund of part of the fi	nance charge.	•		
ASSUMPTION: Someone buying you may may, subject to cond	r property another	whether or not the loan can be passe buver. where the buver "assumes" a assume the remainder of your loar	ll outstanding pavments.		
See your contract documents for any scheduled date and prepayment refur	nds and penalties.	out nonpayment, default, any remortgage insurance (if applicable), but		the	

** NOTE: The Payments shown above include reserve deposits for mortgage insurance (if applicable), but exclude property taxes and insurance.

THE UNDERSIGNED ACKNOWLEDGES RECEIVING A COMPLETED COPY OF THIS DISCLOURE.



Lenders are required by law to provide the information on this statement in a timely manner. Your signature merely indicates that you received this information and does not obligate you or the lender in any way.

The Real Estate Settlement Procedures Act (RESPA) is designed to inform consumers when shopping for a mortgage loan by disclosing the estimated costs associated with obtaining the loan.

SAMPLE GOOD FAITH ESTIMATE

Applicants:	Application No:
Property Address:	Date Prepared:
Prepared By:	Loan Program:

The information provided below reflects estimates of the charges that you are likely to incur at the settlement of your loan. The fees listed are estimates - actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 settlement statement, which you will be receiving at settlement. The HUD-1 settlement statement will show you the actual cost for items paid at settlement.

Total Loan	Amount \$	1	nterest Rate:	9	6	Term:	mths			
800	ITEMS PAYABLE IN CO	ONNECTION W	ITH LOAN:					PFC S	SFP	ОС
801	Loan Origination Fee					\$		•		
802	Loan Discount									
803	Appraisal Fee							ļ		
804	Credit Report						Prepaid Finance			
805	Lender's Inspection Fee	9				(fees	that affect the AF	PR)		
808	Mortgage Broker Fee					S= Se	eller Paid			
809	Tax Related Service Fe	e				F= FI	HA Allowable Fees	S		
810	Processing Fee					POC=	= Paid Outside of	Closina		
811	Underwriting Fee					ı	ı			
812	Wire Transfer Fee									
1100	TITLE CHARGES:							PFC S	SFP	OC
1101	Closing or Escrow Fee:					\$				
1105	Document Preparation	Fee								
1106	Notary Fees									
1107	Attorney Fees									
1108	Title Insurance:									
1200	GOVERNMENT RECO	RDING & TRAN	SFER CHARC	GES:				PFC S	SFP	OC
1201	Recording Fees:					\$				
1202	City/County Tax/Stamp	S:								
1203	State Tax/Stamps:									
1300	ADDITIONAL SETTLE	MENT CHARGE	S :					PFC S	SFP	OC
1302	Pest Inspection					\$				
					d Closing Co	sts				
900	ITEMS REQUIRED BY			VANCE:				PFC S	SFP	OC
901			per day 🛖			\$				
902	Mortgage Insurance Pro			_ Elements	s of your projec	ted loan	payments (intere	st,		
903	Hazard Insurance Prem	ium			d insurance) th			_		
904				establish	the escrow ac	count an	d the loan sched	ule.		
905	VA Funding Fee									
1000	RESERVES DEPOSITE							PFC S	SFP	OC
1001	Hazard Insurance Prem		months @ \$		per month	\$				
1002	Mortgage Ins. Premium	Reserves	months @ \$		per month					
1003	School Tax		months @ \$		per month					
1004	Taxes and Assessment		months @ \$		per month					
1005	Flood Insurance Reserv	/es	months @ \$		per month					
TOTAL FO	TIMA A TER OFTE FRANK	TOUADOEO	Estimate	a Prepaid	Items/Reserv	ves				
TOTALES	STIMATED SETTLEMEN	I CHARGES				Ф.				
TOTAL CO	STIMATED FUNDS NEED	DED TO CLOSE		TOTAL	ESTIMATED I	\$ NONTL	/ DAYMENT.			
	Price/Payoff (+)	JED TO CLOSE.								
			New First N		')		al & Interest			
Loan Amo			Sub Finance New 2 nd Mt	a Clesina (Cooto (1)		Financing (P & I) I Insurance			
	ng Costs (+)		New 2 IVII	g Closing (JUSIS (+)					
				Real Estate Taxes Mortgage Insurance						
Amount Pa	ald by Seller (-)									
				Homeowner Assn. Dues Other						
Total Est						Other Total Monthly Payment				
These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be								d in the	HUD	
Special Information Booklet, which is to be provided to you by your mortgage broker or lender, if your application is to purchase residential real estate property and the lender will take a first lien on the property. The undersigned acknowledges receipt of the booklet "Settlement Costs," and if applicable the Consumer Handbook on ARM Mortgages.										
Applicant		Date		Appli	cant		Da	ite		