

PeirsonPatterson, LLP Mortgage Loan Disclosure Matrix for 8/1/2015 applications

Disclosures	Disclosures provided by PeirsonPatterson	Modifications			
		Modification-Standard (Extend Maturity/Lower Rate)	Modification-Adding Money (In addition to closing costs)	Modification-Increased Interest Rate	Modification-Adding ARM
Federal					
At time of application					
Consumer Privacy Policy Notice (Lender specific)(r)	N				
TILA ARM Program Disclosure (Lender specific)	Y				✓
TILA HELOC Disclosure (Lender specific)	Y				
U.S. Patriot Act Notice	Y				
ECOA Notice of Intent to Apply for Joint Credit (z)	N				
ECOA Notice of Federal Regulator (a)	Y				
Within 3 business days of application					
Integrated Disclosure- Loan Estimate (bb)(k)	Y				✓
Settlement Service Provider List (d)	Y				
ECOA Appraisal Notice	Y				
FACT Act Notice to Home Loan Applicant	Y				
Anti-Coercion/ FICPN (p)	Y				
Home Ownership Counseling Notice	Y				
HELOC Brochure	Y				
RESPA Settlement Cost Booklet	Y				
TILA Charm Booklet	Y				
Before closing					
Equal Credit Opportunity Act Notice (Adverse Action)	N				
FACT Act Credit Score Disclosure (y)	N				
FACT Act Risk Based Pricing Notice 01/11/2011 (y)	N				
Flood Notice	Y				
Flood Determination (j)	N				
Lender Paid PMI Notice (if applicable)	Y				
3 Business days before closing					
TIL - High Cost / Sec 32 Disclosure (l)(h)	Y				
Integrated Disclosure- Closing Disclosure (ff)	Y				✓
At time of closing					
Right to Cancel Notice (c)	Y		✓		
Fair Credit Reporting Act Notice Re: Negative Info. (x)	Y				
HUD-I or HUD-IA (b)	Y				
Initial Escrow Statement (if escrows)	Y				
PMI Disclosure (Standard) (if applicable)	Y				
RESPA Notice of Transfer	Y				
Integrated Disclosure- Closing Disclosure (ff)	Y				
Other information					
Is this a HMDA Reportable Loan?	N/A				

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Disclosures	Disclosures provided by PeirsonPatterson	Standard				TX Home Equity				Construction				Business			Misc.		
		1st Lien Purchase 1 - 4 Primary Residence & 2nd Home	1st Lien Refinance - No Cash Out 1 - 4 Primary Residence & 2nd Home	Subordinate Lien Purchase 1 - 4 Primary Residence & 2nd Home	Subordinate Lien Refinance 1 - 4 Primary Residence & 2nd Home	Texas Home Equity 1st Lien	Texas Home Equity Subordinate Lien	HELOC - 1st Lien	HELOC - 2nd Lien	1st Lien Construction - One Time Closing 1 - 4 (Consumer) Primary Residence	1st Lien Construction - Temporary Consumer	Subordinate Lien Construction - Temporary 1 - 4 Primary Residence	Home Improvement Subordinate Lien	1st Lien Construction - To Builder 1 - 4 Business Purpose	1st Lien Purchase (g) 1 - 4 Business Purpose / Rental Property	1st Lien Refinance (g) 1 - 4 Business Purpose / Rental Property	Business Purpose Loans 1-4 Family No Cash Out	Lot Loan (i) Doesn't include any other funds.	Property Tax Lien Transfer
Texas																			
At Application																			
Texas Consumer Complaint Process Notice (s)	Y	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	(cc)	
Residential Construction Contract Disclosure (e)	N									✓	✓	✓	✓			✓			
12 Days Prior to Closing																			
Texas Home Equity Notice Concerning Extensions of Credit (f)	Y					✓	✓	✓	✓							**			
3 Days After Application																			
Insurance Notice to Applicant (Single Premium Offer) (o)(u)	N	✓	✓	✓	✓					✓	✓	✓	✓						
At Closing																			
Residential Construction Contract Disclosure (e)	N									✓	✓	✓	✓			✓			
Texas Collateral Protection Insurance Notice (q)	Y	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	
Texas Notice of Penalties for Making False or Misleading Written Statements (9-01-07) (aa)	Y	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓	

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Condition Legend

- (a) Optional/Not Required by Regulation
 - (b) Settlement Agent prepares.
 - (c) Unless Const to Perm or same lender refinance with only closing costs included. (2nd Homes Exempt)
 - (d) If you allow borrower(s) to shop for services.
 - (e) Given by Builder before contract is executed and again by Lender before date of closing.
 - (f) At least 12 days before closing.
 - (g) Required if business property is used as collateral for personal, family, or household purpose loan;or if property is owner occupied for 14 days or more in the coming year. Loan then subject to Reg Z and Integrated Disclosure rules.
 - (h) Section 32 disclosures required 3 days prior to closing. Proof of Homeownership Counseling Certification prior to consummation.
 - (i) Lot loans must NOT contain any funds for future construction or development to be exempt from RESPA
 - (j) At least 10 days prior to closing.
 - (k) Includes ECOA Appraisal Notice, and RESPA Servicing Disclosure. Exempt only if; Reverse Mortgage, HELOC, or Chattel Loan (personal property)
 - (l) If points and fees exceed 5% of total loan amount (or Section 32 dollar adjustment) or APR exceeds 6.5%(first)/ 8.5%(sub) over like term APOR.
 - (m) Yes, if refi of purchase or home improvement. No, if refi of home equity.
 - (o) If Texas property and single premium credit insurance is offered.
 - (p) If insured depository lender or affiliate solicits, offers or sells an insurance product or annuity to consumer.
 - (q) If Texas property and lender requires borrower to pay for collateral protection insurance post closing when insurance not escrowed
 - (r) Before share w/ non-aff, but not later than loan contract.
 - (s) Requires banks, foreign banks, bank holding companies and trust companies to give notice re. how to file complaint when Privacy Policy notice is given to consumer. Title 7 TAC, Sect. 11.37 effective 1-15-02. Applies only to Texas state banks and Texas savings banks.
 - (t) Not applicable to national banks.
 - (u) Not applicable to TX 50(a)(6)/Texas Home Equity as such insurance would be considered "Additional Collateral".
 - (v) Material disclosures required under RegZ (TILA) are contained in the Note.
 - (w) If applicable.
 - (x) Can be given at closing or when negative credit is reported
 - (y) Must complete upon receipt of credit score from a credit bureau. Usually provided by credit bureau
 - (z) if two or more apply for a loan. Can be at the top of application or on separate form
 - (aa) All owner occupied or intent to occupy residential property loans
 - (bb) Must receive Loan Estimate before fees, other than credit report, are collected
 - (cc) At Closing
 - (dd) Before share w/ non-aff, but not later than loan contract.
 - (ee) On All Loans - Give with application to satisfy Texas law.
 - (ff) Borrower must have in their possession closing Closing Disclosure at least 3 days before closing. If last disclosed Closing Disclosure APR is out of tolerance by 1/8% from final Closing Disclosure an additional 3 days is required. Some investors require redisclosure even if final Closing Disclosure APR is lower - some only if final Closing Disclosure APR is higher. Know
 - (gg) All loan originators, and/or brokers, who receive compensation from separate entity creditors. If loan originator and/or broker works with more than one creditor, and the product offered to consumer is available by multiple creditors, disclosure must be provided.
- ** If a loan is a cash out on a TEXAS primary homestead, all 50(a)(6) forms and 50(a)(6) rules must be used and followed even for a business loan because you can not control how the money is being used. It is always considered a personal loan for family, household or personal use.**

Business loans are exempt from most regulations, including RESPA and TILA, including the primary home, except for above.

NOTE: Temporary Loan is 12 months or less and will be replaced at maturity
Short term loan can be of any length and will be paid in full at maturity