Updated 1/10/2014

Updated 1/10/2014		1	г			1	1								1		1			
Disclosures	Disclosures provided by PeirsonPatterson	1st Lien Purchase 1 - 4 Primary Residence & 2nd Home	1st Lien Refinance - No Cash Out 1 - 4 Primary Residence & 2nd Home	1st Lien Construction - One Time Closing 1 - 4 (Consumer) Primary Residence	1st Lien Construction - Temporary Consumer	Subordinate Lien Purchase 1 - 4 Primary Residence & 2nd Home	Subordinate Lien Refinance No Cash Out 1 - 4 Primary Residence & 2nd Home	Subordinate Lien Construction - Temporary 1 - 4 Primary Residence	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	Texas Home Equity 1st Lien	Texas Home Equity Subordinate Lien	Lot Loan (i) Doesn't include any other funds.	Home Improvement Subordinate Lien	HELOC - 1st Lien	HELOC - 2nd Lien	Property Tax Lien Transfer	Bridge Loan	Business Purpose Loans 1-4 Family No Cash Out 1st Lien
Federal																				
At time of application																				
Consumer Privacy Policy Notice (Lender specific)	N	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1		
TILA Program Disclosure (a) (Lender specific)	Υ	2	2	2	6	2	2	6		(g)	(g)	2	2	(g)	2	2	2			
U.S. Patriot Act Notice	Υ	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		Yes
Within 3 business days of application																				
ECOA Appraisal Notice (All 1st liens)	Υ	3	3	3	3				3	3	3	3				3		(w)		3
FACT Act Notice to Home Loan Applicant	Υ	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
Federal Insurance Consumer Protection Notice (p)	Υ	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
HELOC Brochure	Υ															2	2			
RESPA Good Faith Estimate (bb)	Υ	3	3	3	(k)	3	3	(k)				3	3		(k)			8		
RESPA Servicing Disclosure	Υ	3	3	3	(k)							3						3		
RESPA Settlement Cost Booklet	Υ	3		3	(k)	3		(k)												
TIL Initial Estimated	Υ	3	3	3	(k)	3	3	(k)		(g)	(g)	3	3	(g)(i)	3			3		
TILA Charm Booklet (a)	Υ	2	2	2		2	2			(g)	(g)	2	2	(g)	2					
Home Ownership Counseling Notice	Υ	3	3	3	3							3	3		3	3	3			
Before closing																				
Equal Credit Opportunity Act Notice (Adverse Action)	N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FACT Act Credit Score Disclosure (y)	N	4	4	4	4	4						4	4		4	4	4			
FACT Act Risk Based Pricing Notice 01/11/2011 (y)	N	4	4	4	4	4						4	4		4	4	4			
Flood Notice	Υ	4	4	4	4	4	4	4	4	4	4	4	4		4	4	4	4	4	4
Flood Determination (j)	N	4	4	4	4	4	4	4	4	4	4	4	4		4	4	4	4	4	4
Lender Paid PMI Notice (if applicable)	Υ	4	4	4						(g)	(g)	4				4				
TIL - High Cost / Sec 32 Disclosure (I)	Υ	5	5	5	5	5	5	5		(g)	(g)							3/(w)		
TIL Final (3 Days Before Closing if changed)	Υ	9	9	9	Yes	9	9			(g)	(g)	9	9	(g)	9			9	9	
At time of closing																				
Right to Cancel Notice	Υ		6(c)	6(d)			6	6		(g)	(g)	6	6		6	6	6	3	6	**
Fair Credit Reporting Act Notice Re: Negative Info. (x)	Υ	6	6	6	6	6	6	6	6	(g)	(g)	6	6	6	6	6	6	6	6	
HUD-I or HUD-IA (b)	Υ	6	6	6	(k)	6	6	(h,k)		(g)	(g)	6	6	6	6	6	6	6	6	
Initial Escrow Statement (if escrows)	Υ	6	6	6		7	7			(g)	(g)	6	6			6			6	
PMI Disclosure (Standard) (if applicable)	Υ	6	6	6						(g)	(g)	6				6				
RESPA Notice of Transfer	Υ	6	6	6								6						(w)		
TIL	Υ	6	6	6	6	6	6	6		6	6	6	6	(g)	6				6	
Other information																				
ECOA Notice of Intent to Apply for Joint Credit (z)	N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Is this a HMDA Reportable Loan?	N/A	Yes	Yes	Yes	No	Yes	(m)	No	No	Yes	Yes	(t)	(t)	No	Yes	(t)	(t)	No	No	Yes
ECOA Notice of Federal Regulator (not a required form)	Υ	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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Texas																				
Texas Consumer Complaint Process Notice (s)	Υ	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	6		
Residential Construction Contract Disclosure (e)	N			2 or 4	2 or 4			2 or 4							1					Yes
Texas Home Equity Notice Concerning Extensions of Credit (f)	Υ											2(f)	2(f)			2(f)	2(f)			**
Insurance Notice to Applicant (Single Premium Offer) (o)	N	3	3	3	3	3	3	3				(u)	(u)		3	(u)	(u)			
Texas Collateral Protection Insurance Notice (q)	Υ	6	6	6	6	6	6	6	6	6	6	6	6		6	6	6	6		
Texas Notice of Penalties for Making False of Misleading Written	Υ	6	6	6	6	6	6	6				6	6		6	6	6	6		Yes

PeirsonPatterson, LLP Mortgage Loan Disclosure Matrix - updated 1/17/2014

Time Legend

- 1 Before share w/ non-aff, but not later than loan contract.
- 2 At application.
- 3 Within 3 business days of application.
- 4 Before closing.
- 5 At least 3 business days before closing.
- 6 At closing.
- 7 At closing if escrows are collected.
- 8 On All Loans Give with application to satisfy Texas law.
- 9 Borrower must have in their possession closing TIL at least 3 days before closing if last disclosed TIL APR is out of tolerance by 1/8% from final TIL. Some investors require redisclosure even if final TIL APR is lower some only if final TIL APR is higher. Know your investor.

Condition Legend

- (a) If ARM Loan or HELOC.
- (b) Settlement Agent prepares.
- (c) Unless Const to Perm or same lender refinance with only closing costs included. (2nd Homes Exempt)
- (d) Applicable if Refi Plus Improvements or Purchase Plus Improvements.
- (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 Req Z rules.
- (h) Although HUD-I or IA is not required, in Tx can not close until at least 5 days from date of application.
- (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) Subject to RESPA IF 1) construction lender will provide permanent financing or construction loan is for more than 2 years (unless loan is to bonafide builder) OR 2) part of loan is used to finance transfer of title.
- (I) If fees and points exceed 8% of adjusted amount financed (or Section 32 dollar adjustment) or APR exceeds 10% over like term security.
- (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.
- (g) If Texas property and lender requires borrower to pay for collateral protection insurance post closing when insurance not escrowed.
- (r) If the loan involves a variable interest rate for a consumer's principal dwelling and has a term of one year or less a lender must give a TIL disclosure which includes a "worst case disclosure" or in the alternative a TIL ARM program disclosure at time of loan application.
- (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) No. 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 GFE before fees, other than credit report, are collected.
- ** 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 <u>replaced</u> at maturity Short term loan can be of any length and will be <u>paid in full</u> at maturity