

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 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
Texas																				
Texas Consumer Complaint Process Notice (s)	Y	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)	Y											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)	Y	6	6	6	6	6	6	6	6	6	6	6	6		6	6	6	6		
Texas Notice of Penalties for Making False or Misleading Written Statements (9-01-07) (aa)	Y	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 Reg Z rules.
 - (h) Although HUD-1 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.
 - (l) 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.
 - (q) 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 replaced at maturity
Short term loan can be of any length and will be paid in full at maturity