

Anti-Steering Disclosure of Loan Options

In order to facilitate compliance with the anti-steering prohibitions found in 12 CFR 226.36(e), your loan originator is providing you with this disclosure of loan options that are available for you to choose. These loan options are from creditors with whom the loan originator regularly does business with and are for types of transactions for which you have expressed an interest.

Fixed Interest Rate Options (if applicable)

| | Loan Option 1 – Lowest Rate | Loan Option 2 – Lowest Rate Without Risky Features | Loan Option 3 – Lowest Origination Fees/Points |
|----------------------------|--------------------------------|----------------------------------------------------------|------------------------------------------------------|
| Description | | | |
| Interest Rate | | | |
| Origination Fees/Points | | | |

Adjustable Rate Options (if applicable)

| | Loan Option 1 – Lowest Rate | Loan Option 2 – Lowest Rate Without Risky Features | Loan Option 3 – Lowest Origination Fees/Points |
|----------------------------|--------------------------------|----------------------------------------------------------|------------------------------------------------------|
| Description | | | |
| Interest Rate | | | |
| Origination Fees/Points | | | |

By signing below, I acknowledge I have received a copy of this anti-steering loan options disclosure and that my loan originator has explained these loan options to my satisfaction.

Signatures

Date

_____ / _____

_____ / _____

_____ / _____

ADDENDUM TO LOAN APPLICATION

CALIFORNIA CIVIL CODE SECTION 1812.30 REQUIRES NOTICE THAT "THE APPLICANT, IF MARRIED, MAY APPLY FOR A SEPARATE ACCOUNT."

I (WE) RECEIVED A COPY OF THIS NOTICE, WHICH IS PART OF MY/OUR CREDIT APPLICATION.

Borrower Date

Borrower Date

Borrower Date

Borrower Date

ADDENDUM TO RESIDENTIAL MORTGAGE LOAN APPLICATION

(Required in California, the District of Columbia, Connecticut, Illinois, Nevada, New Hampshire, New Jersey, Oregon, Vermont, and Washington)

Date:

Loan Number:

Borrower(s):

Property Address:

California, District of Columbia, Nevada, Oregon, and Washington

Borrower: Are you in a Registered Domestic Partnership?

NO

YES

Co-Borrower: Are you in a Registered Domestic Partnership?

NO

YES

Connecticut, Illinois, New Hampshire, New Jersey, and Vermont

Borrower: Are you in a Registered Civil Union?

NO

YES

Co-Borrower: Are you in a Registered Civil Union?

NO

YES



ELECTRONIC DOCUMENT DELIVERY CONSENT FORM

I, _____, hereby give authorization for Capital Mortgage Services to send my Mortgage Loan Disclosures and any additional required documents electronically to my email address at _____.

This includes, but is not limited to, the Mortgage Loan Disclosures that may be required to process my home loan application.

Borrower Signature

Date

Borrower Signature

Date

CFPB's "Your Home Loan Toolkit"

ACKNOWLEDGEMENT OF RECEIPT

Date:

Borrower:

Property:

The undersigned acknowledge the receipt of the following within three (3) days of application:
I We have received a copy of the CFPB's "Your Home Loan Toolkit".

Applicant

Date

Applicant

Date

LOAN APPLICANT'S ATTESTATION

Applicant(s):

Property:

By signing below, I/we attest that, since the date of my/our original loan application:

1. The status of my/our employment has not changed; all employment information stated on the original application remains true and accurate; and I have not received any notification from my employer indicating a change to my employment and/or income status.
2. I/we have not incurred any additional debt obligations, and all debt information stated on the application presented at closing remains true and accurate.

(Borrower) (Date)

(Borrower) (Date)

(Borrower) (Date)

(Borrower) (Date)

LENDER-PAID PRIVATE MORTGAGE INSURANCE DISCLOSURE (PMI BUSTER)

Borrower(s):

Property Address:

The loan program that you selected requires lender paid, private mortgage insurance. This informational disclosure will explain what private mortgage insurance is and how it works.

Private Mortgage Insurance - What is It?

Private mortgage insurance (which is often referred to as PMI) is an insurance policy. PMI protects the lender against financial loss when a loan is not repaid. Because of this, lenders can offer loans that they may not otherwise offer due to risks associated with higher loan-to-value loans. While PMI may not provide a direct monetary benefit to you, it does provide a definite indirect benefit in that it allows us to offer loan programs with lower down payment amounts.

When Is PMI Required?

PMI is typically required when...

- You are buying a home and your down payment is less than 20% of the purchase price.
- You are refinancing and you have less than 20% of equity in your home.

There Are Different Types of PMI -What Are They?

Borrower Paid Mortgage Insurance.

- With client or borrower paid PMI, the mortgage insurance premiums are part of your monthly payment. With some borrower paid PMI loan programs, you may pay the entire first year's premium at closing. After the first year, the insurance premium will be part of your monthly mortgage payment.
- You may be able to cancel your PMI when your principal balance is scheduled to reach 80% of the original value of your home or when your principal balance actually reaches 80%.
- As long as you are current on your payments, we must terminate your PMI when your principal balance is scheduled to reach 78% of the original value of your home.

Lender Paid Mortgage Insurance.

- With lender paid PMI, the lender typically buys the mortgage insurance from the interest you pay on the loan. Because of this, the interest rate on a lender paid PMI loan may be higher than a loan with borrower paid PMI.
- You may be able to take larger tax deductions with the lender paid PMI option if you itemize deductions on your federal tax return. Please check with your tax advisor.
- Lender paid PMI can not be canceled. The mortgage insurance only terminates when your loan is refinanced, paid off or otherwise terminated.

Here's How The Numbers Work

The following chart will help you better understand the benefits and disadvantages of each program. We are comparing a 30-year, fixed rate loan with a 90% loan to value that would require 25% mortgage insurance coverage.

| Initial Property Value Loan Amount | \$194,500 \$175,000 | Assumed Property Appreciation Assumed Tax Bracket | 0.0% 28.0% |
|----------------------------------------------|------------------------------------|------------------------------------------------------|---------------|
| | Client/Borrower Paid PMI Option | PMI Buster Lender Paid PMI Option | |
| Interest Rate | 7.0% | 7.5% | |
| Monthly Principal & Interest Payment | \$1,164.28 | \$1,223.63 | |
| Monthly PMI Premium | \$75.83 | N/A | |
| Pre-Tax Monthly Payment | \$1,240.11 | \$1,223.63 | |
| 1st Year Average Tax Deduction | \$284.52 | \$304.97 | |
| 1st Year Average Monthly Payment After Taxes | \$955.59 | \$918.66 | |
| Additional PMI Closing Costs | \$151.66 | No Costs | |

Although paying a higher interest rate, the PMI Buster loan can offer lower pre-tax payments as well as tax savings when compared to a loan with client paid PMI. Please consult your tax advisor for specific details on your loan.

With a good payment history, you could request cancellation of your client paid PMI on the loan described above after the 100th month. In addition, your client paid PMI would automatically terminate after the 115th month. Based on this example, while your home may appreciate in value, the higher value will not change when your client paid PMI can be cancelled or terminated. You can not cancel Lender Paid PMI. Lender paid PMI terminates when the loan is refinanced or paid-off. Over a 10 year period, a loan with client paid PMI terminating after the 100th month would provide an approximate after tax savings of \$4,075.



Date: _____

Applicant(s) _____

Application # _____

Subject Property Address: _____

MDIA Applicant Fee Disclosure

The Mortgage Disclosure Improvement Act (MDIA) restricts the fees that can be collected from an applicant by a mortgage broker, mortgage lender or other third party prior to an applicant's receipt of the initial Loan Estimate and has provided their Intent to Proceed from the creditor on the transaction.

This means that you may not be charged any fee, other than a reasonable credit report fee, until you receive the creditor's Loan Estimate and have provided your Intent to Proceed. Your mortgage broker can confirm for you the creditor in this transaction.

By signing, you acknowledge that you have read the above and certify that the mortgage broker or lender listed below has not collected any fees or charges, with the exception of a reasonable credit report fee from you; nor have you paid any third party for any services on the above referenced loan application prior to you acknowledging your Intent to Proceed and your receipt of the Loan Estimate from the creditor. Furthermore, you certify that if other services, such as appraisal, were ordered that you are not obligated to pay for that service until you have received the Loan Estimate from the creditor and provided your Intent to Proceed.

Applicant Date

Co-Applicant Date

Co-Applicant Date

Co-Applicant Date

Creditor/Lender/Broker Certification

By signing below, I certify that no fees of any kind, other than a bona fide and reasonable credit report fee, were collected from the applicant(s) by me or any employee or agent of the undersigned prior to the applicant's receipt of the Loan Estimate from the creditor and acknowledged their Intent to Proceed in this transaction and in full compliance with the Real Estate Settlement Procedures Act/Regulation X and the Truth in Lending Act, implementing Regulation Z and the Mortgage Disclosure Improvement Act.

If an appraisal is being/was ordered prior to receiving the applicant's Intent to Proceed and receipt of the Loan Estimate provided by the creditor in this transaction, the Creditor/Lender/Broker further certifies that the applicant's credit card is/was not used to order the appraisal, nor have funds to pay for the appraisal been requested/collected from the applicant.

Creditor/Lender/Broker Company Name

Signature Date

Printed Name

Equal Credit Opportunity Act

NOTICE OF RIGHT TO COPY OF APPRAISAL

Borrower(s):

Date:

Loan Number:

Property Address:

Lender/Broker:

This notice is being provided to you pursuant to Regulation B, Section 1002.14(a).

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if the loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

You will be provided a copy of each appraisal or written valuation concerning this property promptly upon completion, or three (3) business days prior to the time you become contractually obligated on the transaction (for closed-end credit) or account opening (for open-end credit), whichever is earlier.

Initial the applicable Statement:

_____ I/We wish to receive a copy of each appraisal report or written valuation according to the timing requirement described above.

_____ I/We wish to waive the timing requirement described above and, instead, agree to receive any copy at or before the time I/we become contractually obligated on the transaction (for closed-end credit) or account opening (for open-end credit), except where otherwise prohibited by law.

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above and receiving a copy of this notice on the date indicated below.

Borrower

Date

Borrower

Date

Authorization for the Social Security Administration (SSA) To Release Social Security Number (SSN) Verification

| | | |
|---------------|----------------|-------------------------|
| Printed Name: | Date of Birth: | Social Security Number: |
| | | |

I want this information released because I am conducting the following business transaction:

Reason(s) for using CBSV: (Please select all that apply)

- Mortgage Service
- Banking Service
- Background Check
- License Requirement
- Credit Check
- Other

with the following company ("the Company"):

Company Name: _____

Company Address: _____

I authorize the Social Security Administration to verify my name and SSN to the Company and/or the Company's Agent, if applicable, for the purpose I identified.

The name and address of the Company's Agent is:

I am the individual to whom the Social Security number was issued or the parent or legal guardian of a minor, or the legal guardian of a legally incompetent adult. I declare and affirm under the penalty of perjury that the information contained herein is true and correct. I acknowledge that if I make any representation that I know is false to obtain information from Social Security records, I could be found guilty of a misdemeanor and fined up to \$5,000.

This consent is valid only for 90 days from the date signed, unless indicated otherwise by the individual named above. If you wish to change this timeframe, fill in the following:

This consent is valid for _____ days from the date signed. _____ (Please initial.)

Signature _____ Date Signed _____

Relationship (if not the individual to whom the SSN was issued): _____

Contact information of individual signing authorization:

Address _____

City/State/Zip _____

Phone Number _____

Privacy Act Statement

SSA is authorized to collect the information on this form under Sections 205 and 1106 of the Social Security Act and the Privacy Act of 1974 (5 U.S.C. § 552a). We need this information to provide the verification of your name and SSN to the Company and/or the Company's Agent named on this form. Giving us this information is voluntary. However, we cannot honor your request to release this information without your consent. SSA may also use the information we collect on this form for such purposes authorized by law, including to ensure the Company and/or Company's Agent's appropriate use of the SSN verification service.

Paperwork Reduction Act Statement - This information collection meets the requirements of 44 U.S.C. § 3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget control number. We estimate that it will take about 3 minutes to complete the form. *You may send comments on our time estimate above to: SSA, 6401 Security Blvd., Baltimore, MD 21235-6401. **Send to this address only comments relating to our time estimate, not the completed form.***

..... TEAR OFF

NOTICE TO NUMBER HOLDER

The Company and/or its Agent have entered into an agreement with SSA that, among other things, includes restrictions on the further use and disclosure of SSA's verification of your SSN. To view a copy of the entire model agreement, visit <http://www.ssa.gov/cbsv/docs/SampleUserAgreement.pdf>



**Credit Card Authorization Form
For Appraisal Review Orders**

By signing below I authorize Capital Mortgage Services to order a property appraisal review for

Borrower(s) Name(s): _____

Cardholder Name: _____

Billing Address _____

Phone Number _____

Email Address _____

Payment Method (Circle One): **Visa / MasterCard**

Credit Card Number _____

Expiration Date (MM/YY) _____

Security Code (3 Digits) _____

Transaction Amount: \$ _____

Rush Appraisal (*Additional fee will apply*)

I understand that, should the loan fail to close, the payment of this fee is still my responsibility.

Cardholder Signature _____ Date _____



**Credit Card Authorization form
For Employment Verification Orders**

By signing below I authorize Capital Mortgage Services to order employment verification for

Borrower(s) Name(s): _____

Cardholder Name: _____

Billing Address _____

Phone Number _____

Email Address _____

Payment Method (Circle One): **Visa / MasterCard**

Credit Card Number _____

Expiration Date (MM/YY) _____

Security Code (3 Digits) _____

The amount of the transaction may range between \$24.95 and \$34.95 per employer, per borrower and each transaction will occur separately.

I understand that, should the loan fail to close, the payment of this fee is still my responsibility.

Cardholder Signature _____ Date _____



**Credit Card Authorization form
For Condo Certifications**

By signing below I authorize Capital Mortgage Services to order condo certification for

Condo Project: _____

Subject Property Address: _____

Cardholder Name: _____

Billing Address _____

Phone Number _____

Email Address _____

Payment Method (Circle One): **Visa / MasterCard**

Credit Card Number _____

Expiration Date (MM/YY) _____

Security Code (3 Digits) _____

The amount of the transaction may range between \$50.00 and \$200.00 per certification.

I understand that, should the loan fail to close, the payment of this fee is still my responsibility.

Cardholder Signature _____ Date _____