

DISCLAIMER

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UNIFORM MORTGAGE COSTS DISCLOSURE

Please take this disclosure with you to settlement to compare costs

We agree to perform or provide services, goods or facilities to assist you in the origination of a mortgage loan. The services, goods or facilities may be performed or provided for your direct benefit, or some of them may benefit you only indirectly, in that they are performed on behalf of third parties (e.g., wholesale lenders or secondary market investors) but are necessary to the objectives of obtaining the mortgage loan you desire. While we seek to assist you in meeting your financial needs, we cannot guarantee the lowest or best terms available in the market. We as with all originators, may not offer all the products that are available in the marketplace.

The information provided below reflects our disclosure of the changes you will incur at the settlement of your loan. The "Origination Costs" are fees charged by your originator or an investor for providing a mortgage loan. "Settlement Costs" are fees for third party services that are required for the mortgage loan to close.

Summary of Loan Terms:

Property Address: _____
This loan will be a Purchase Refinance
This loan will be a First Mortgage Second Mortgage
Loan Program: _____ Loan Term: _____ Loan Amount: _____

A % **This is the interest rate for the loan you have selected.**
Interest Rate _____
This rate is not locked and therefore can change. Some lenders do allow the rate to be locked.
_____ I wish to lock my interest rate and the wholesaler does lock rates
Initials _____ I do not wish to lock my interest rate

B \$ **This is the total amount of costs being charged as origination costs. These costs are itemized below. These costs will not increase unless you are not eligible for this loan program, your property changes or does not qualify, you choose a different loan program, you choose a different pricing option, or your loan amount changes. This figure does not include any settlement costs that are paid to a third party.**
Origination Costs _____
Initials _____

C \$ **This is the total amount of costs you will incur for the settlement of this loan. As these costs are beyond the control of the originator, they are not guaranteed. However, if these fees change from initial disclosure, the originator is required to redisclose to you at a minimum of 72 hours prior to settlement. Upon final disclosure, this amount cannot increase beyond 10% of the amount of the total amount of fees at settlement.**
Settlement Costs _____
Initials _____

D \$ **This is your monthly payment based on the above loan amount and the above interest rate. This payment DOES include the following Principal, Interest, Hazard Insurance, Real Estate Taxes, Mortgage Insurance.**
Monthly Payment _____
Initials _____

ADDITIONAL LOAN TERMS

Is this Mortgage subject to a prepayment penalty Yes No
Does this Mortgage have a Balloon Payment Yes No Amount \$ _____
Is this Mortgage Assumable Yes No
Is This Mortgage an Adjustable Rate Mortgage (ARM) Yes No
Did Mortgage Agent fully explain Good Faith Estimate Yes No

FUNDS TO CLOSE

You will need to bring approximately \$ _____ with you to closing. This amount may change. *per C above*

After reading through the above information, please initial to the right of each box to show your acknowledgement and acceptance of the above data. Also, you need to indicate your preference by signing the appropriate lock box.

These estimates are provided pursuant to the Real Estate Settlement and Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your Mortgage Broker, if your application is to purchase residential real 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 and ARM mortgage. The undersigned also acknowledges that I (We) have read this disclosure and that I (We) fully understand its term. Further, by signing below, the undersigned authorize the originator to order an appraisal, credit report and continue the origination process.

Borrower

Date

Borrower

Date