



United States

Close Window

PRE-APPLICATION DISCLOSURE

Information regarding the estimates of additional charges you are likely to incur at settlement will be provided to you in the form of a Good Faith Estimate.

You will be required to pay the following fees at the time your mortgage application is taken:

Application Fee: \$325_____

Appraisal Fee: \$ 0_____

This is our estimate of what this service will actually cost. If the amount you pay is more than the actual cost of this service, we will return the excess amount to you at closing. If the amount you pay is less than the actual cost, you must pay us the additional amount upon request.

Credit Report Fee: \$0_____

This is our estimate of what this service will actually cost. If the amount you pay is more than the actual cost of this service, we will return the excess amount to you at closing. If the amount you pay is less than the actual cost, you must pay us the additional amount upon request.

WE WILL REFUND THE CREDIT REPORT FEE OR PROPERTY APPRAISAL FEE IF WE REJECT YOUR APPLICATION BEFORE WE OBTAIN A CREDIT REPORT OR APPRAISAL. THESE FEES WILL NOT BE REFUNDED FOR ANY OTHER REASON. THE APPLICATION FEE AND OTHER THIRD PARTY FEES ARE NOT REFUNDABLE.

WE ARE UNDER NO OBLIGATION TO MAKE A LOAN TO YOU ON ANY TERMS UNLESS A WRITTEN COMMITMENT LETTER IS ISSUED. A COMMITMENT LETTER WILL NOT BE ISSUED UNLESS YOUR LOAN APPLICATION IS APPROVED.

WE CANNOT GUARANTEE ACCEPTANCE OF YOUR LOAN APPLICATION OR ACCEPTANCE INTO A PARTICULAR LOAN PROGRAM.

YOU HAVE THE OPTION OF SETTING YOUR INTEREST RATE AT ANY TIME FROM APPLICATION (WHICH MUST INCLUDE THE IDENTIFICATION OF A PROPERTY) UNTIL 10 DAYS PRIOR TO CLOSING.

Provided that the Borrower and/or his agent provide Lender with all documents and information required to process the loan application in a timely manner Lender anticipates issuing a commitment within 30* days from receipt of the application.

If you have any questions or comments with regard to your mortgage application, please contact JEFF IHRIG at 1-800-537-8705. You can also [email us](mailto:email_us) at TeleSales@us.hsbc.com.

* This is an estimate.

TO: _____ **Property:** _____

Applicant

This is to give you notice that HSBC Mortgage Corporation (USA) ("HSBC Mortgage") has business relationships with: HSBC Bank USA, National Association ("HSBC") and HSBC National Bank USA ("HBMD") and HSBC Insurance Agency (USA) Inc. and Timberlink Settlement Services (USA) Inc. ("Timberlink") and Secured Lending Services, GP ("SLS"). HSBC Mortgage is the Mortgage Banking subsidiary of HSBC and HSBC Insurance Agency (USA) Inc. is the Insurance subsidiary of HSBC and both are wholly owned by HSBC. Additionally, the following parties have business relationships as follows: SLS is a joint venture between National Real Estate Information Systems ("NREIS") and Household Servicing Limited Partnership, a wholly owned subsidiary of HSBC Finance Corporation ("HSBC Finance"). HSBC Finance is the wholly owned subsidiary of HSBC Investments (North America) Inc. ("HINO"). Timberlink, HSBC and HBMD are all wholly owned subsidiaries of HSBC USA Inc. ("HUSI"), which is an indirect wholly owned subsidiary of HINO. Because of these relationships, referrals of settlement services among these companies may provide HSBC Mortgage a financial or other benefit.

The cost of the Homeowners Insurance may range from \$200 to \$3,000 depending on the value of the property insured and the type of coverage selected. The cost of Umbrella Liability Insurance may range from \$100 to \$500 depending on the type of coverage selected. The cost of Flood Insurance may range from \$500 to \$1,000 depending on the amount and replacement cost of the property. These products are provided by HSBC Insurance Agency (USA) Inc.

Your transaction may not involve a fee for every item listed. Appraisal Services \$175 - \$575, Tax Service Fee \$79, Flood Certification Fee \$18, Document Preparation Fee \$50 - \$100, Title Search \$105 - \$295, Title Insurance Binder - up to \$100, Title Insurance - up to \$7.25 per \$1,000, Lender Inspection Services \$75 - \$375, Mailing Fees \$15 - \$85, Settlement/Closing Fee \$200 - \$750, Tax Certification \$25 - \$40, Judgement Search \$8 - \$40, Mortgage Filing \$5 - \$75, UCC Search \$300 - \$450, UCC Filings \$100 - \$200, Insured Closing Protection Letter \$25 - \$35, Departmental Certifications \$275 - \$400, Electronic Transmission of Documents \$50, Closer Pick-up Service \$150 - \$450, Wire Transfers \$15 - \$50, Survey \$150 - \$950.

Set forth below is the estimated charge or range of charges by HSBC Mortgage and/or HSBC Insurance Agency (USA) Inc., Timberlink and SLS. You are NOT required to use HSBC Mortgage, Timberlink or SLS as a condition of settlement for your loan on the subject property, nor are you required to use HSBC Insurance Agency (USA) Inc. for insurance coverage as a condition for approval of the mortgage loan on the subject property. THERE ARE

FREQUENTLY OTHER SETTLEMENT PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Home Equity Line of Credit or Home Equity Loan:

Home Equity Lines of Credit and Home Equity Loans closed simultaneously with an HSBC Mortgage first mortgage will require you to pay third party fees at closing. These fees may range from \$300 to \$10,725.

For Stand Alone Home Equity Lines of Credit and Home Equity Loans, no fees are charged to open or maintain the Equity Line of Credit or Loan. However, if your credit line or loan is terminated for any reason within three (3) years from the date it was opened, you will be required to pay an Early Termination Fee of \$500 (\$750 if the property securing the Account is located in California or Virginia) and reimburse HSBC Mortgage for the amount of any Mortgage Tax, Intangible Tax, Documentary Stamp Tax or Mortgage Registry Tax which was paid on your behalf at the time the Account was opened. These fees may range from \$10 to \$10,250. This product is provided by HSBC Mortgage.

Mortgage Loan:

Your transaction may not involve a fee for every item listed: Appraisal Fee \$175 - \$575, Credit Report Fee \$15 - \$50, Tax Service Fee \$79, Commitment Fee \$200 - \$675, Application Fee \$325 - \$525, Flood Certification Fee \$18, Modification Fee (NY) \$350, Settlement/Closing Fee \$200 - \$750, Origination Fee \$225 - \$400, Underwriting Fee (CA) \$300, MERS Fee \$4.95, Document Delivery Fee \$5.00. This product is provided by HSBC Mortgage, but fees may be payable to third parties.

Homeowners Insurance/ Umbrella Liability Insurance/ Flood Insurance:

The cost of the Homeowners Insurance may range from \$200 to \$3,000, depending on the value of the property insured and the type of coverage selected. The cost of Umbrella Liability Insurance may range from \$100 to \$500, depending on the type of coverage selected. The cost of Flood Insurance may range from \$500 to \$1,000, depending on the amount and replacement cost of the property. These products are offered by HSBC Insurance Agency (USA) Inc.

Timberlink or SLS ¹:

Your transaction may not involve a fee for every item listed. Appraisal Services \$175 - \$575, Tax Service Fee \$79, Flood Certification Fee \$18, Document Preparation Fee \$50 - \$100, Title Search \$105 - \$295, Title Insurance Binder - up to \$100, Title Insurance - up to \$7.25 per \$1,000, Lender Inspection Services \$75 - \$375, Mailing Fees \$15 - \$85, Settlement/Closing Fee \$200 - \$750, Tax Certification \$25 - \$40, Judgement Search \$8 - \$40, Mortgage Filing \$5 - \$75, UCC Search \$300 - \$450, UCC Filings \$100 - \$200, Insured Closing Protection Letter \$25 - \$35, Departmental Certifications \$275 - \$400, Electronic Transmission of Documents \$50, Closer Pick-up Service \$150 - \$450, Wire Transfers \$15 - \$50, Survey \$150 - \$950.

¹ Fees represent charges for typical transactions, please refer to your Good Faith Estimate for specific estimated fees required in connection with your loan. SLS does not currently offer Tax Service or Flood Certification.

Acknowledgement:

I/We have read this disclosure form and understand that HSBC, HBMD or HSBC Mortgage, is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.

Applicant Signature (Only One Signature Required)

Date