

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 DISCLOSURE AND CONSENT

Date: _____

Borrower(s): _____

Property Address: _____

Electronic Disclosure and Consent (the "Consent") provides the person(s) giving his/her consent below ("you" and "your") with information relating to your electronic receipt of disclosures and notices (collectively, the "Disclosures") in connection with your residential mortgage loan application (the "Loan") pending with the Lender identified in the Disclosures. By providing your consent, you agree that the Lender may send you any and all Disclosures (which are described below) relating to the Loan in an electronic form so that you may view, download, upload, approve, sign (if requested) and return documents electronically. When the Lender wishes to send you Disclosures electronically, a notice to the electronic mail ("e-mail") address that you have designated below as the e-mail address for the receipt of Disclosures will be sent to you. This notice will direct you to a website where you will be able to access the Disclosures and view, download, upload, approve, sign (if requested) and return documents electronically. The Disclosures will be available on this website for at least 90 days from the date that the Disclosures are placed on the website or the date of the notice sent to your designated e-mail address, whichever is later. The Lender reserves the right, in its sole discretion, to send you any of the Disclosures in paper form instead of, or in addition to, electronic form.

1. Types of Disclosures and Notices that will be Provided in Electronic Form. The Disclosures may include, without limitation, disclosures and notices under the Federal Equal Credit Opportunity Act and Regulation B, the Federal Truth-in-Lending Act and Regulation Z, the Federal Home Mortgage Disclosure Act and Regulation C, the Internal Revenue Code, the Federal Homeowners Protection Act of 1998, the Federal Real Estate Settlement Procedures Act of 1974 and Regulation X, the Federal Fair Credit Reporting Act, the Federal Fair Housing Act, the National Flood Insurance Act of 1968, the Federal Flood Disaster Protection Act of 1973, the Federal Electronic Fund Transfer Act and Regulation E, the Federal Home Ownership and Equity Protection Act of 1994, the Federal USA PATRIOT Act of 2001 and Title V of the Federal Gramm-Leach-Bliley Act, together with all rules and regulations that implement the same, as well as all other disclosures that are required by applicable federal, state and local laws, rules, regulations and ordinances during the mortgage loan origination process. The Disclosures also include any other information, agreements, disclosures and notices that we wish to provide you in connection with the Loan in an electronic form, even if the information, agreements, disclosures and notices are not required by these laws, rules, regulations or ordinances.

2. Your Right to Receive Paper Copies of the Disclosures. You are not required to provide your Consent in order to submit an application for the Loan. If you prefer not to provide your Consent, all of the Disclosures will be provided to you in paper form. If you decide to provide your Consent, you may receive paper copies of the Disclosures as described in Section 7 below.

3. Your Right to Withdraw Your Consent. You have the right to withdraw your Consent at any time. You will not be charged any fees as a result of the withdrawal of your Consent. If you withdraw your Consent, any Disclosures provided to you after the effective date of the withdrawal will be provided in paper form. You may also receive paper copies of any Disclosures that were previously provided to you electronically as described in Section 7 below.

4. Scope of Your Consent. Your Consent applies only to your electronic receipt of Disclosures and electronic signature (if requested) in connection with the origination, closing and servicing of the Loan. Your Consent does not apply to other transactions that you may wish to enter into with us or any of our affiliates.

5. Procedures to Withdraw Your Consent. You can withdraw your Consent by email Loan Officer listed below with request to withdraw. Your withdrawal of Consent will be effective as of the end of the following Business Day. For purposes of this Consent, a "Business Day" means any day from Monday through Friday, excluding Saturdays, Sundays and federal holidays.

6. Change of Your Designated E-Mail Address. If you wish to change your designated e-mail address, email Loan Office listed below with request. Your change of designated e-mail address will be effective as of the end of the following Business Day.

7. How to Receive Paper Copies. After you provide your Consent, you may receive, without charge, a paper copy of any Disclosures that have been provided to you electronically by:

1. Emailing Loan Officer listed below
2. Calling our corporate office at 805-644-1621
3. Printing Disclosure once Consent has been processed and in view mode within platform

8. Computer Hardware, Software and Other Requirements. You must have the following listed items and features in order to receive Disclosures electronically, to print copies of the Disclosures, and to retain electronic copies of the Disclosures:

- A personal computer with monitor, keyboard and mouse capable of accessing the Internet and sending and receiving e-mail:
 - If you use Windows: 1.3GHz or faster processor; Microsoft Windows XP with Service Pack 3 for 32 bit or Service Pack 2 for 64 bit; Windows Server® 2003 R2 (32 bit and 64 bit); Windows Server 2008 or 2008 R2 (32 bit and 64 bit); Windows 7 (32 bit and 64 bit); Windows 8 or 8.1 (32 bit and 64 bit); 256MB of RAM (512MB recommended); 320MB of available hard-disk space
 - If you use Macintosh: PowerPC® G4, PowerPC G5, or Intel processor; Mac OS X v10.4.11-10.5.8 (PowerPC); Mac OS X v10.4.11-10.6.3 (Intel); 128MB of RAM (256MB recommended); 405MB of available hard-disk space (additional space required for installation)
- Internet Access
- One of the following Internet browser:
 - Chrome 31.0 or higher
 - Microsoft Internet Explorer 9 or higher
 - Mozilla Firefox ESR and 23.0 or higher
 - Safari 6.1 or higher
 - Adobe Acrobat Reader® version 6.0 or higher
 - A valid e-mail address
 - A printer capable of printing text screens, if you wish to print copies of the Disclosures

If we change the computer hardware or software requirements, we will provide you with advance notice of the new requirements. You may withdraw your Consent as described in Section 5 above, and you will not be charged any fees as a result of the withdrawal of your Consent.

Contact Information:

Broker Name:_____

Loan Officer:_____

NMLS:_____

E-mail Address:_____

By signing below, I/we acknowledge that I/we have read and received a copy of this document.

Borrower

Date

Email Address

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	\$194,500	Assumed Property Appreciation	0.0%
Loan Amount	\$175,000	Assumed Tax Bracket	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:
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I want this information released because I am conducting the following business transaction:

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

- | | |
|---|--|
| <input type="checkbox"/> Mortgage Service | <input type="checkbox"/> Banking Service |
| <input type="checkbox"/> Background Check | <input type="checkbox"/> License Requirement |
| <input type="checkbox"/> Credit Check | <input type="checkbox"/> 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 _____