

Broker Quick Tip:

Anti-Steering Loan Options Disclosure

There are now 2 versions of the Anti-Steering Disclosure available on the Website under Broker Forms. You may use either the revised disclosure (Anti-Steering Loan Options Disclosure), or the previous version of the disclosure (Anti-Steering Disclosure); both are acceptable. The newer form is easier to read and complete, this brief tutorial will guide you to properly complete the disclosure.

NOTE: The form must be completed entirely, and must be signed by all borrowers on the loan, a minimum of 1 day prior to loan closing. The loan will not pass IMC's CTC audit unless we have a fully completed, IMC approved form in the file, signed by all borrowers, and dated at least 1 day prior to closing.

REV042715RB



Anti-Steering Loan Options Disclosure

Begin by completing the first section with the appropriate borrower information and loan number.

InterFirst

Anti-Steering Loan Options Disclosure

LOAN INFORMATION

Borrower Name(s): _____

Loan #: _____

OPTIONS & DISCLOSURE

1. Enter the loan number and borrower name

Options & Disclosure

2. Enter the mortgage originator name in the appropriate spot.

Borrower name(s): _____

OPTIONS & DISCLOSURE

Dear Borrower,

You have applied for a mortgage loan through _____. To ensure you, the borrower(s), has sufficient information to determine the appropriate loan, we are providing you with the following loan options. These loan options provide you with detailed rate and loan cost information to assist you in choosing the correct loan for your particular financial situation. Carefully review the loan options presented below to ensure you have chosen the appropriate option.

Your Loan Options

For each type of transaction in which you expressed an interest, your mortgage broker has obtained loan options from a significant number of the creditors with which your mortgage broker regularly does business. Your mortgage broker has a good faith belief that you likely qualify for the following loans:

Type of Transaction (*check one*): Fixed-Rate Adjustable Rate

		Total Origination

3. Check the type of transaction

Your Loan Options

4. Option 1 must as listed on the disclosure must contain the lowest interest rate.

5. The interest rate and total fees MUST be completed for each of the three loan options. These fields may NOT be left blank or N/A.

Type of Transaction (check one): Fixed-Rate Adjustable Rate

		Interest Rate	Total Origination Points or Fees and Discount Points
Option 1	Loan with the lowest Interest Rate	_____ %	\$ _____
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation.	_____ %	\$ _____
Option 3	Loan with the lowest total dollar amount for Origination Points or fees and Discount Points	_____ %	\$ _____
You are applying for a loan with the following terms:		_____ %	\$ _____

6. Fields 2,3 and 4 may NOT be a zero or negative number.

If you expressed an interest in an adjustable rate loan and if the loan's initial rate is fixed for at least five (5) years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least five (5) years, the Interest Rate is the fully-indexed rate that would

Your Loan Options (cont.)

Type of Transaction (check one): Fixed-Rate Adjustable Rate

		Interest Rate	Total Origination Points or Fees and Discount Points
Option 1	Loan with the lowest Interest Rate	_____ %	\$ _____
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation.	_____ %	\$ _____
Option 3	Loan with the lowest total dollar amount for Origination Points or fees and Discount Points	_____ %	\$ _____
You are applying for a loan with the following terms:		_____ %	\$ _____

If you expressed an interest in an adjustable rate loan and if the loan's initial rate is fixed for at least five (5) years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least five (5) years, the Interest Rate is the fully-indexed rate that would

- 7. Option 3 must contain the lowest points and fees of any of the options.

- 8. Fields 6,7 and 8 are required and may be zero or a negative number, if applicable.

Your Loan Options (cont.)

Type of Transaction (check one): Fixed-Rate Adjustable Rate

		Interest Rate	Total Origination Points or Fees and Discount Points
Option 1	Loan with the lowest Interest Rate	_____ %	\$ _____
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation.	_____ %	\$ _____
Option 3	Loan with the lowest total dollar amount for Origination Points or fees and Discount Points	_____ %	\$ _____
You are applying for a loan with the following terms:		_____ %	\$ _____

If you expressed an interest in an adjustable rate loan and if the loan's initial rate is fixed for at least five (5) years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least five (5) years, the Interest Rate is the fully indexed rate that would

- 9. Fields 5 and 9 should reflect the loan the borrower applied for. These fields should be accurate at the time the disclosure is made.
- It is acceptable for fields 5 and 9 to vary from the final loan rate and fees.

Signed

BROKER

Loan Officer Signature: _____ Date: _____

Loan Officer Name: _____

Broker Entity Name: _____ NMLS #: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Borrower Acknowledgment

Borrower Signature 1: _____ Date: _____

Borrower Print Name: _____

Borrower Signature 2: _____ Date: _____

Borrower Print Name: _____

Borrower Signature 3: _____ Date: _____

Borrower Print Name: _____

Borrower Signature 4: _____ Date: _____

10. The broker and all borrowers are required to sign and date the disclosure.

11. Borrower signature date is required to evidence timing of the disclosure and must be at least one business day prior to closing.





Anti-Steering Loan Options Disclosure

LOAN INFORMATION

Borrower Name(s): dennis hopper Loan #: 88226196

OPTIONS & DISCLOSURE

Dear Borrower,

You have applied for a mortgage loan through boulder lending group. To ensure you, the borrower(s), has sufficient information to determine the appropriate loan, we are providing you with the following loan options. These loan options provide you with detailed rate and loan cost information to assist you in choosing the correct loan for your particular financial situation. Carefully review the loan options presented below to ensure you have chosen the appropriate option.

Your Loan Options

For each type of transaction in which you expressed an interest, your mortgage broker has obtained loan options from a significant number of the creditors with which your mortgage broker regularly does business. Your mortgage broker has a good faith belief that you likely qualify for the following loans:

Type of Transaction (*check one*): Fixed-Rate Adjustable Rate

		Interest Rate	Total Origination Points or Fees and Discount Points
Option 1	Loan with the lowest Interest Rate	<u>3.75</u> %	<u>\$ (2763.75)</u>
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation.	<u>3.75</u> %	<u>\$ (2763.75)</u>
Option 3	Loan with the lowest total dollar amount for Origination Points or fees and Discount Points	<u>4</u> %	<u>\$ (3525)</u>
<i>You are applying for a loan with the following terms:</i>		<u>3.75</u> %	<u>\$ (2763.75)</u>

If you expressed an interest in an adjustable rate loan and if the loan's initial rate is fixed for at least five (5) years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least five (5) years, the Interest Rate is the fully-indexed rate that would be in effect at consummation without regard to any initial discount or premium.

This is not a lock-in agreement or a loan commitment. The interest rate and fees described throughout this disclosure are available on the date the document was prepared and they may be subject to change if you have not locked in your interest rate. If your lender offers rate locks you may be required to lock the rate to obtain the rate and origination cost disclosed above. Additionally, even if your loan is locked, the Interest Rate and fees may be subject to change as the loan is underwritten.

Completed Example

- Based on the instructions provided, this is what a completed Anti-Steering Loan Options Disclosure should look like

NOTE: All fields MUST be filled out.

If you have any questions or need further assistance filling out your Anti-Steering Disclosure, contact your Account Executive or Team Color.

