



2101 Chapel Plaza Ct, Ste 107
Columbia, MO 65203

DISCLOSURES NOTICE

Fair Credit Reporting Act

An investigation will be made as to the credit standing of all individuals seeking credit in this application. The nature and scope of any investigation will be furnished to you upon written request within a reasonable period of time. In the event of denied credit due to an unfavorable consumer report, you will be advised of the identity of the Consumer Reporting Agency making such report and of the right to request within sixty (60) days the reason for the adverse action, pursuant to provisions of section 615 (b) of the Fair Credit Reporting Act.

Equal Credit Opportunity Act

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or apart of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. Income, which you receive as alimony, child support, separate maintenance, need not be disclosed to this creditor unless you choose to rely on such sources to qualify for the loan. Income from these and other sources, including part-time or temporary employment, will not be discounted by the lender because of your sex or marital status. However, we will consider very carefully the stability and probable continuance of any income you disclose to us. The Federal Agency that administers compliance with this concerning this company is the Federal Trade Commission, Equal Opportunity, Room 452-B, 500 South Ervay, Dallas, Texas 75201.

No Oral Agreements

The written loan agreement represents the final agreement between the parties and may not be contradicted by evidence prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

Government Loans Only

RIGHT TO FINANCIAL PRIVACY ACT OF 1978 – This is notice to you as required by the Right to Financial Privacy Act of 1978 that the Department of Housing and Urban Development or Department of Veterans Affairs has a right of access to financial records held by financial institutions in connection with the consideration of administration of assist you. Financial records involving your transaction will be available to the Department of Housing and Urban Development the Department of Veterans Affairs without further notice or authorization but will not be disclosed or released to another Government Agency or Department without your consent except as required or permitted by law. FHA Loans Only – If you prepay your loan on other than the regular installment date, you may be assessed interest charges until the end of that month.

Property Insurance

A hazard insurance policy and a paid receipt for the first year premium are required for closing. All policies of insurance must be written through stock or mutual insurance companies having a B+ or better as listed by the most current Alfred Best Insurance Guide. Minimum coverage must be in an amount equal to the lesser of 100% of the replacement cost coverage total unpaid principle balance. The deductible amount for the policy may not exceed \$1,000 or one percent of the face amount of the policy.

Flood Insurance

I/We hereby acknowledge that we have been advised of the Flood Disaster Protection Act of 1973 and the requirements that I/we provide such insurance coverage on any property located within an area designated as a Flood Hazard Area. I/we will be notified by the lender as least 10 days prior to the closing of the loan. Should the subject property fall within a flood hazard area as defined in the Act, then I/we agree to purchase flood hazard insurance coverage with minimum coverage must be in an amount equal to the lesser of 100% of the replacement cost coverage total unpaid principle balance. The deductible amount for the policy may not exceed \$1,000 or one percent of the face amount of the policy.

Anti-Coercion Statement

The insurance laws of this state provide that the lender may not require the applicant to take insurance through any particular insurance agent or company to protect the mortgaged property. The applicant, subjected to the rules adopted by the Insurance Commissioner, has the right to have the insurance placed with an insurance agent or company of his choice, provided the company meets the requirement of the lender. The lender has the right to designate reasonable financial requirements as to the company and the adequacy of the coverage. I have read the foregoing statement or the rules of the insurance of the Insurance Commissioner relative hereto, and understand my rights and privileges and those of the lender relative to the placing of such insurance.

Notice of Appraisal

You have the right to a copy of the appraisal report used in connection with your application for credit. If you wish a copy please write to us at VAMortgageCenter.com, 2101 Chapel Plaza Ct, Ste 107, Columbia, MO 65203. We must hear from you no longer than 90 days after we notify you about the action taken on your credit application or you withdraw your application.

Affidavit of Occupancy

The applicant(s) hereby certify and acknowledge that, upon taking title to the real property described in their Uniform Residential Loan Application, their occupancy status will be as follows:

- Primary Residence – Occupied by Applicant within 30 days of closing.
- Secondary Residence – To be occupied by Applicant(s) as least 15 days yearly, as a second home (vacation, etc.), while maintaining principle residence elsewhere. Please check this box if you plan to establish it as your primary residence at a future date, i.e. retirement.
- Investment Property – Not Owner Occupied. Purchased as an investment to be held or rented.

Signature and Identity Affidavit, Patriot Act Information

The applicant(s) hereby acknowledge as part of the mortgage process that I/we will be required to provide proof of identity at the closing for our loan. I understand that the Lender will require my full name, address, date of birth, and social security number, as well as information on my mailing address. I/we will be required to provide this identification by more of the following documents: a Driver’s License; State ID; Passport; or Government Issued ID Card. On occasions additional document to prove my/our identity may be required. I/we will also be required to list any identity alias that I/we have used in the past.

Information Disclosure Authorization

I/we hereby authorize you to release to VAMortgageCenter.com for verification purposes, Information concerning: employment history, dates, title(s), income, hours worked, etc, banking (checking/savings) Account of record, mortgage loan rating, (opening date, high credit, payment amount, loan balance and payment). Any information deemed necessary in connection with consumer credit report for a real estate transaction. This information is for the confidential use of this lender in compiling a mortgage loan credit report. A copy of this authorization may be deemed to be the equivalent of the Original and may be used as a duplicate original.

Settlement Costs Booklet and Consumer Handbook on Adjustable Rate Mortgages

I/We hereby acknowledge receipt from VAMortgageCenter.com of a copy of the books titled “Settlement Costs” and “Consumer Handbook on Adjustable Rate Mortgages” published by the Federal Reserve Board and the Federal Home Loan Bank Board which is provided in addition to other required adjustable rate mortgage disclosures.

Statement for Veteran Affairs loans

The Department of Veteran Affairs does not originate VA Loans, they guarantee VA loans. VAMortgageCenter.com is an approved VA lender, and is not a government agency.

I/We hereby certify that I/we have read and completed the notices set forth above and fully understand all of the above.

Borrower

Date

Co-Borrower

Date