

REFINANCE TRUTH IN LENDING ACT (TILA) DISCLOSURE

Date: [Insert Date]

Borrower Name: [Insert Name]

Property Address: [Insert Address]

Loan Number: [Insert Loan Number]

ANNUAL PERCENTAGE RATE (APR)	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS
[Insert APR]%	[\$[Insert Finance Charge]]	[\$[Insert Amount Financed]]	[\$[Insert Total Payments]]
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.

PAYMENT SCHEDULE:

Number of Payments	Amount of Payments	When Payments Are Due
[Insert Number]	[\$[Insert Monthly Amount]]	Monthly starting on [Insert Date]

DEMAND FEATURE: This loan [does/does not] have a demand feature.

VARIABLE RATE: This loan [has/does not have] a variable rate feature. If it does, a separate disclosure has been provided.

SECURITY: You are giving a security interest in the property located at [Insert Address].

LATE CHARGE: If a payment is more than [Insert Days] days late, you will be charged [Insert Amount/Percentage].

PREPAYMENT: If you pay off your loan early, you [will/will not] have to pay a penalty.

ASSUMABILITY: Someone buying your home [may/may not] be allowed to assume the remainder of the mortgage on the original terms.

INSURANCE: Property insurance is required. You may obtain the insurance from any agent acceptable to the Lender.

Borrower Signature: _____ Date: _____

Co-Borrower Signature: _____ Date: _____