## (TRUTH-IN-LENDING ACT ANTI-STEERING SAFE HARBOR Disclosure)

# LOAN OPTIONS CERTIFICATION

Date:

Broker:

Borrower(s):

Property Address:

The Federal Truth-in-Lending Act and Regulation Z prohibit _____ and (the "loan originator," "we," "us") from directing or "steering" you (the borrower(s), "I") to consummate a loan based on the fact that we will receive greater compensation from the creditor ("lender") in the transaction than in other transactions we offered or could have offered to you, unless the loan is in your interest.

"Steering" means advising, counseling, or otherwise influencing you to accept the loan. Because we are receiving compensation from the lender that may be greater than the compensation for other loans available through us for which you are likely to qualify at this time, your loan must be compared to other possible loan offers available through us, if any, for which you were likely to qualify at the time we offered this transaction to you, to ensure that the loan you accepted is in your interest.

To ensure compliance with these requirements, we obtained loan options from a significant number of creditors with whom we regularly do business for each type of loan in which you expressed an interest and presented options to you. In cases where we regularly do business with less than three creditors, options from all Creditors with who we do business were presented. **The options presented included: The loan with the lowest interest rate. The loan with the lowest total dollar amount for origination points or fees and discount points. The loan with the lowest rate with no risky features, including a prepayment fee, negative amortization, a balloon term of less than 7 years, a demand feature, a shared equity feature, or a shared appreciation feature. Although these are the examples that must be presented, it does not mean that I must choose one. Other factors should be considered and addressed when choosing a home loan that may not be addressed simply in terms of rate and fees. These other factors may include but are not limited to service turn times, average approval rates with a creditor and average days to close.**

## BORROWER CERTIFICATION

By signing below, you affirm the following:
I understand that “we” (broker/loan originator) may receive greater compensation from the lender on this loan than in other transactions offered or could have offered to me or that the loans presented may not truly be the options that are in my best interest. The loan options described above were presented to me, and I have determined that this loan is in my best interest when compared with other available options. I understand that the broker and lender will rely on this Loan Options Certification as evidence of my determination that this loan is in my interest, and I confirm that the loan originator, broker or creditor did not advise, counsel, or otherwise influence me to accept the loan for reasons other than my own benefit.

_____

Borrower Date

_____

Co-Borrower Date

## BROKER CERTIFICATION

By signing below, I affirm the following:

As required by the "safe harbor" provision of Regulation Z, 12 CFR § 226.36, we presented loan options to the borrower that meet the requirements described above.

_____

Mortgage Loan Company

_____

Mortgage Loan Originator Date