

## Agreement Concerning Nonrefundability of Advance Fee

You are required to pay the following fees at application:

<b>Nonrefundable</b> Application Fee:	\$ _____
<b>Nonrefundable</b> Appraisal Fee:	\$ _____
<b>Nonrefundable</b> Credit Report Fee:	\$ <u>48.95</u>
<b>Nonrefundable</b> Origination Fee:	\$ _____
Other <b>Nonrefundable</b> Advance Fee:	
_____	\$ _____
_____	
<b>Total Nonrefundable</b> Advance Fee:	\$ _____

These fees are **nonrefundable** and will be retained by the lender. *Exceptions:* If you do not qualify for a loan, the Origination Fee you have paid will be returned to you; if you qualify for and accept a lower loan amount than you requested, the Origination Fee will be reduced proportionately and the difference returned to you at closing. In addition, you will be entitled to receive a full refund of all fees paid if (1) your loan has not closed or your loan application has not been declined within 90 days after application if your loan-to-value ratio would be 80 percent or less, or 120 days after application if your loan-to-value ratio would be greater than 80 percent; (2) you request a refund in writing within 30 days after the expiration of the applicable time period; and (3) the failure to close was not your fault.

We acknowledge receipt of a copy of this agreement.

Northeast Mortgage Corporation

Applicant (s)

By: \_\_\_\_\_ Borrower: \_\_\_\_\_

Date: \_\_\_\_\_ Co-Borrower: \_\_\_\_\_

Date: \_\_\_\_\_

## Attention Connecticut Home Buyers

### Notice Regarding Legal Representation

The Lending Company  
800 Main Street South, Suite 102, Southbury, CT 06488  
1-888-667-0800 – Fax 203-262-6955 Equal Housing Lender



Thank you for expressing an interest in obtaining home financing from us. While we have not yet reviewed your application, you should be aware that in any home financing situation:

You may have legal interests that differ from ours.

We require that our attorney be present at the closing to represent our legal interests. We are not permitted to require you to use our attorney to represent your legal interests.

We recommend, but do not require, that you engage an attorney to represent you at your mortgage closing. You may waive your right to be represented by an attorney.

You may direct any complaints you have about us to the State of Connecticut Department of Banking. (C.G.S. Sec. 49-6d.)

### **Interim Financing Disclosure**

We do not offer interim financing, such as bridge loans secured by your previous home.

You acknowledge receipt of the above disclosures, which are provided pursuant to Connecticut law.

Borrower \_\_\_\_\_ Date: \_\_\_\_\_

Co-Borrower \_\_\_\_\_ Date: \_\_\_\_\_

The Lending Company  
800 Main Street South, Suite 102, Southbury, CT 06488  
1-888-667-0800 – Fax 203-262-6955 Equal Housing Lender



## Rate Lock Agreement

Applicant Name(s) \_\_\_\_\_  
Property \_\_\_\_\_  
Application Number \_\_\_\_\_ Application Date \_\_\_\_\_  
Loan Amount \$ \_\_\_\_\_ Loan Term \_\_\_\_\_  
Initial Interest Rate \_\_\_\_\_ % per year Discount Points \$ \_\_\_\_\_  
Rate Lock Fee \$ \_\_\_\_\_ Loan Type \_\_\_\_\_  
Loan-to-Value Ratio \_\_\_\_\_ % Rate Lock Expiration Date \_\_\_\_\_

This Agreement provides information about the terms of the rate lock you selected.

**Locked-In Rate.** The Initial Interest Rate shown above will be “locked in” when we receive this signed Agreement and your Rate Lock Fee. If there are any changes to the product, product features, loan amount, or loan-to-value ratio, or if your loan does not meet our standard credit policy, your Initial Interest Rate may be different.

**Payment and Refundability of Rate Lock Fee.** To obtain the Rate Lock you have chosen, you must submit to us, with this signed Agreement, payment for the Rate Lock Fee indicated above. This fee will be credited at closing toward the total points due on your loan, if any, and/or closing costs. The amount paid with this Agreement is considered earned when received by us and is not refundable, even if you withdraw your application, except as provided below:

1. If we deny your loan application for credit reasons or because the appraisal is unfavorable, we will refund the Rate Lock Fee. An appraisal will be considered unfavorable if we are not willing to offer a loan commitment to you for the loan product or features you requested as a result of the appraisal, or because the appraisal would require a reduction in the loan amount and you decline to take such a loan. If you qualify for a lesser amount and you accept our commitment for that amount, the resulting reduction in the Rate Lock Fee will be credited at closing to your total points, if any, and/or closing costs.
2. In addition, you will be entitled to receive a full refund of the Rate Lock Fee if (1) your loan has not closed or your loan application has not been declined within 90 days after application if your loan-to-value ratio would be 80 percent or less, or 120 days after application if your loan-to-value ratio would be greater than 80 percent; (2) you request a refund in writing within 30 days after the expiration of the applicable time period; and (3) the failure to close was not your fault.

**IF YOU PROVIDE INCOMPLETE OR INCORRECT CREDIT INFORMATION, THE RATE LOCK FEE WILL NOT BE REFUNDED EVEN IF CREDIT IS DENIED.**

**Required Documents.** You will need to provide the following documents before closing: an updated title insurance policy, survey, certificate of occupancy, and hazard insurance policy. Certain properties will require additional documentation. If your application is approved, you will receive a commitment letter containing more details about required closing documentation.

### RECEIPT

**By signing below, you acknowledge receipt of a copy of this Agreement. Payment for the Rate Lock Fee must accompany this Agreement.**

Borrower: \_\_\_\_\_ Date: \_\_\_\_\_  
Co-Borrower: \_\_\_\_\_ Date: \_\_\_\_\_  
Northeast Mortgage Corporation, by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Print Name) \_\_\_\_\_ Title: \_\_\_\_\_

## Private Mortgage Insurance Disclosure

(Pursuant to Connecticut General Statutes Section 36a-726)

You have applied for a mortgage loan, which exceeds 80% of the value of the Property you plan to mortgage, and we are, therefore, requiring you to pay for mortgage insurance. You should know the following facts concerning mortgage insurance and your mortgage loan application.

The Lending Company  
800 Main Street South, Suite 102, Southbury, CT 06488  
1-888-667-0800 – Fax 203-262-6955 Equal Housing Lender



1. Mortgage Insurance Required for High-Ratio Loans      Mortgage insurance is required where the loan-to-value ratio exceeds 80%.
  
2. The purpose of Mortgage Insurance      The purpose of mortgage Insurance is to enable the lender to make loans to borrowers who have a small down payment. This is done by providing insurance to the mortgage lender against a loss, which may be incurred in the event of default by the borrower under the mortgage loan.
  
3. Mortgage Insurance Required for the loan for Which you Have Applied  
Mortgage insurance is required as a condition of making the loan for which you have applied. You will be responsible for payment of the entire cost of the mortgage insurance.
  
4. Cost of Mortgage Insurance      The initial cost and monthly cost of the mortgage insurance will be disclosed on the Good Faith Estimate of Closing Costs, which we shall send you within three days of the date of your application.

By signing below you acknowledge receipt of a copy of these disclosures.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

The Lending Company  
 800 Main Street South, Suite 102, Southbury, CT 06488  
 1-888-667-0800 – Fax 203-262-6955 Equal Housing Lender

