



FINANCE FACTORS

SAVINGS • CDs • MORTGAGES

ANTI-STEERING DISCLOSURE

Date:

Loan Originator Name:

Regulation Z prohibits a loan originator (“Originator”) from steering an applicant/borrower to a particular loan program to increase Originator’s compensation. The purpose of this disclosure by Originator is to qualify for the “safe harbor” provisions of Regulation Z. By signing and providing this disclosure, Originator represents to Finance Factors that for each type of loan transaction (e.g. fixed rate, adjustable rate, or reverse mortgage) in which the application has expressed an interest:

- A. Originator has presented the applicant with the following loan options for which, in Originator’s good faith belief, the applicant likely qualifies:
 1. The 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; or, in the case of a reverse mortgage, a loan without a prepayment penalty, or shared equity or shared appreciation.
 2. The loan with the lowest total dollar amount of discount points, origination points or origination fees (or, if two or more loans have the same total dollar amount of discount points, origination points or origination fees, the loan with the lowest interest rate that has the lowest total dollar amount of discount points, origination points or origination fees).
- B. The loan options were obtained from a significant number of creditors (at least three) with whom the Originator is actively doing business, unless the Originator regularly does business with fewer than three creditors.
- C. If Originator did not provide at least three loan options from multiple creditors, it was due to either or both of the following: (a) loan programs that were presented satisfied all the requirements described in Section A above (for example one loan option satisfied two requirements and the other loan option satisfied the third) or (b) the applicant qualified only for one creditor’s specific loan program.
- D. If Originator provided more than three loan options for each type of loan transaction, Originator has highlighted the loan options that satisfy the requirements described in Section A above.

Name

Signature

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