



INVESTOR DISCLOSURE INFORMATION

Borrower name: _____

Borrower address: _____

City: _____ State: _____ ZIP: _____

Collateral address: _____

City: _____ State: _____ ZIP: _____

Legal description: _____

Loan amount: _____ Interest rate: _____ Monthly payment: _____

Lien position: _____ Assessed loan to value: _____ Appraised loan to value: _____

County assessed value: _____ Appraised value: _____

Amortized: _____ Interest only: _____ Balloon payment: _____

Borrower anticipates balloon will be satisfied by means of:

Cash flow: Monthly payments of	\$ _____	=	\$ _____
Due at maturity (balloon)	=	\$ _____
Total estimated return	=	\$ _____

Estimated return may be reduced if borrower pays off loan prior to maturity or if borrower defaults on payments and the investor proceeds with foreclosure.

INVESTOR ACKNOWLEDGES RECEIPT OF THE FOLLOWING INFORMATION:

- 1. I will receive a mortgagee's *Policy of Title Insurance* indicating the lien position and that the instrument has been recorded in my name.
- 2. In the event this transaction has an underlying (superior) lien, I/we have reviewed a copy of said lien prior to signing approval for this transaction. It is acknowledged that in the event the superior lien holder advances the funds, the future advances could have priority senior to this lien. I have reviewed the underlying lien documents for a future advancement clause.

Underlying (superior) lien information (if applicable):

Lien position: _____ Original amount: _____ Balance: _____

Interest rate: _____ Monthly payment: _____ Maturity date: _____

Lender: _____ Assumable? _____

Payments current? _____ Other: _____

- 3. I have received a copy of the most recent complete property tax statement of all taxes owing on the real property underlying the security.

4. The tax assessed/appraised value of this transaction is \$ _____ as supplied by information less than one year old by _____, which I have reviewed. Property taxes due of record are \$ _____.
5. I have received and reviewed the following information:
- a. Credit report
 - b. Two-year payment history
 - c. Borrower financial statement
 - d. Legal description
 - e. Copy of underlying liens
 - f. Preliminary title report
 - g. Other _____
6. The following balloon payments are applicable to this transaction \$ _____. Borrower anticipates that the balloon payment will be paid by _____.
7. I will receive a fire insurance and/or casualty loss binder, if applicable. I understand that these do not apply to unimproved real property.
8. It is understood that _____ will deliver to a title company written evidence of the
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obligation, properly executed, together with the instrument creating the lien, which will be recorded in a timely manner. _____ will retain a copy of the recorded instrument in the customer file.
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9. In the event that we are retiring a lien with the proceeds of this transaction, I have received a copy of the borrower's payment record on the previous lien for the two years immediately preceding this transaction, if available. I understand that if the lien being retired was funded through a private investor who handles her or his own collection, a payment record may not be available.
10. I understand and agree _____ has not and will not do any of the following on this transaction:
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- a. Sold/sell a fractional interest in real estate paper
 - b. Made the selection of this security
 - c. Collect payments due under this contract
 - d. Advance delinquent payments
 - e. Make decisions regarding default and foreclosure
 - f. Will not enter into any activity whereby management and control is exercised over this investment on my behalf
 - g. Will not guarantee the real estate paper, nor agree to buy back in the event of default
11. I understand that some or all of the funds from this transaction will be used for the following:
- a. Purchase of the real property to be used as collateral for this transaction
 - b. Equity loan for personal use
12. We agree that funds in the amount of \$ _____ will be used for the purchase of the aforementioned trust deed or contract. We understand a *Policy of Title Insurance* will be issued in our names. Collection of funds due under this contract will be determined in escrow. We authorize _____ to draft
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all necessary documents and to record the same on our behalf. We understand our loan funds will be held in escrow by _____.
Title company

