

State Specific Consumer Mortgage Disclosures - Arkansas

Disclaimer: The material below is for general informational purposes only and is not intended to be a substitute for professional compliance assistance. Anyone reviewing the below information should contact his or her own compliance professionals to obtain advice with respect to any issues or questions related to a particular transaction. The material below is designed for use by state or federal financial institutions. State licensed lenders or brokers should consult alternate reference materials.

| | | Applicability | | Delivery Timing | | | PPDocs | | Purchase | | | | Refinance | | | | Misc. | | |
|--------------------------------|-------|------------------------|---------------------------------|---------------------|------------------|------------|--------------------------|----------------|--|---|--|--|---|--|---|---|--------|-----------------------|--|
| Disclosures | Notes | Financial Institutions | State Licensed Lender or Broker | Initial Disclosures | Prior to Closing | At Closing | Provided by PPDocs, Inc. | Doc. ID Number | 1st Lien Purchase 1 - 4 Primary Residence | 1st Lien Purchase 1 - 4 Second Home / Vacation | Subordinate Lien Purchase 1 - 4 Primary Residence | Subordinate Lien Purchase 1 - 4 Second Home /Vacation | 1st Lien Refinance 1 - 4 Primary Residence | 1st Lien Refinance 1 - 4 Second Home / Vacation | Subordinate Lien Refinance 1 - 4 Primary Residence | Subordinate Lien Refinance 1 - 4 Second Home /Vacation | HELOCs | Lot Loans/Bare Ground | State Law Citation |
| Right to Choose an Attorney | 1 | Y | Y | Y | N | N | Y | 9431 | | | ✓ | | ✓ | | ✓ | | ✓ | | AR Code Section 23-53-103(6)(B)(ii)(h)) |
| Tangible Net Benefit Worksheet | 2 | N | Y | Y | N | N | N | N/A | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | AR Code Section 23-39-513(10) |

Notes:

1.
- Only required if the lender wishes to exclude attorney fees in an AR high-cost mortgage and the total loan amount is less than \$150,000
2.
- Licensee to complete worksheet if refinancing a residential mortgage loan that results in additional points and fees within 12-month period of original loan signing.