

State Specific Consumer Mortgage Disclosures - Georgia

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.

Disclosures	Notes	Applicability		Delivery Timing			PPDocs		Purchase				Refinance				Misc.		State Law Citation
		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	
Acknowledgment of Fee Disclosure/Application Fee Disclosure	1	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓		Georgia Comp. R. & Regs. R. 80-11-1-.01(2)(c)
Foreclosure Disclosure	2	N	Y	N	Y	Y	Y	3364	✓	✓	✓	✓	✓	✓	✓	✓	✓		Georgia Comp. R. & Regs. R. 80-11-1-.01(9)
Notice of Right to Select Attorney	3	Y	Y	Y	N	N	Y	1191	✓		✓		✓		✓		✓		Georgia Code Ann. §7-6a-2(12)(G)(ii)
Fair Market Value Affidavit	4	Y	Y	N	N	Y	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Georgia Code Section 48-6-69(a)
Temporary Authority to Operate Disclosure	5	N	Y	N	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓		Georgia Comp. R. & Regs. R. 80-11-1-.01(11)

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Tangible Net Benefit Disclosure	6	Y	Y	N	N	Y	Y	7804					✓		✓		✓		GA Code Ann. §7-6a-4(a)

Notes:

1. Must be delivered prior to the acceptance of a fee, including, but not limited to, an application fee, credit report fee, property appraisal fee, and all other third-party fees, the amount of the fee.
2. Must be delivered by every State licensed mortgage lender, and every mortgage broker who closes mortgage loans in the broker's own name.
3. Delivered if the lender wishes to exclude attorney’s fees from the State high-cost loan test.
4. When a property in Georgia is located within more than one county, the holder of the security instrument must state the fair market value of the property for tax assessment purposes. The value must be disclosed on the face of the instrument or in the form of an affidavit by the holder presenting the instrument for recording.
5. A mortgage lender or mortgage broker sponsoring a mortgage loan originator who is unlicensed must provide at application.
6. A worksheet to assist documenting the consummation of a GA state high-cost home loan to a borrower that refinances an existing home loan that was consummated within the prior five years.