

State Specific Consumer Mortgage Disclosures – Rhode Island

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		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
Disclosure of Arson Conviction	1	Y	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	R.I. Gen. Laws §19-9-32
Election of Owner’s Policy of Title Insurance	2	Y	Y	Y	N	N	Y	6374	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	R.I. Gen. Laws §19-9-5
Right to Choose Title Attorney or Title Insurance Company	3	Y	Y	Y	N	N	Y	3859	✓	✓	✓	✓	✓	✓	✓	✓	✓		R.I. Gen. Laws §19-9-6(a)
Consumer Caution and Home Ownership Counseling Notice and Certification	4	Y	Y	Y	N	N	Y	4437	✓		✓		✓		✓		✓		230 RICR 40-10-3, §5(A); R.I. Gen. Laws §34-25.2-6(g)
Right to Choose Insurance Provider	5	Y	Y	Y	N	N	Y	6531	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	R.I. Gen. Laws §27-29-4(9)
Appraisal Fee Disclosure	6	Y	Y	Y	N	N	Y	6377	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	R.I. Gen. Laws §19-9-3
Prohibited Acts and Practices Disclosure Regarding All Home Loans	7	Y	Y	Y	N	N	Y	4438	✓		✓		✓		✓		✓		230 RICR 40-10-3, §5(A)
Prohibited Acts and Practices Regarding High Cost Home Loans	4	Y	Y	Y	N	N	Y	4617	✓		✓		✓		✓		✓		230 RICR 40-10-3, §5(A)

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Notice Regarding Nonrefundability of Loan Fees	8	Y	Y	Y	N	N	Y	5699	✓	✓	✓	✓	✓	✓	✓	✓	✓		R.I. Gen. Laws §34-23-6
Home Loan Protection Act Disclosure – High-Cost Home Loan	9	Y	Y	Y	Y	N	Y	1812	✓		✓		✓		✓		✓		230 RICR 40-10-3, §5(A)
Optional Insurance Disclosure	10	Y	Y	N	N	Y	Y	4616	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	R.I. Gen. Laws §6-26-2(c)

Notes:

- 1. Provide at application
- 2. Must be provided for applicant to reject owner’s title policy
- 3. Required if lender requires title attorney to perform a title search or provide title insurance
- 4. High-cost home loan
- 5. If lender requires homeowners insurance
- 6. Provide to the applicant if lender requires payment of an appraisal fee

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7. Verification of submission to applicant must be maintained in loan file
8. Provide if any brokerage or origination charges are to be nonrefundable on mortgage loan
9. To be provided at the time the loan is determined to be a high-cost home loan prior to closing far enough in advance for applicant to provide face-to-face counseling
10. Provide if credit insurance is optional and not required for loan approval