

State Specific Consumer Mortgage Disclosures – South Carolina

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	
Regulatory Agency Disclosure	1	Y	Y	N	N	N	Y	3862	✓		✓		✓		✓		✓		S.C. Code Ann. §37-23-70(D)
Right to Choose Insurance Provider	2	Y	Y	Y	N	N	Y	5191	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S.C. Code Ann. §37-3-202(2)(a)
Choice of Attorney and Insurance Agent Disclosure	3	Y	Y	Y	N	N	Y	6292	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S.C. Code Ann. §37-10-102(a)
Mortgage Broker Fee Agreement	4	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S.C. Code Ann. §40-58-75(A)
Optional Insurance Disclosure	5	Y	Y	Y	N	N	Y	7115	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S.C. Code Ann. §37-3-202(2)(b)
Approved High-Cost Home Loan Counselors	6	Y	Y	Y	N	N	Y	3860	✓		✓		✓		✓		✓		S.C. Code Ann. §37-23-40(1)
High-Cost Home Loan Counseling	6	Y	Y	Y	N	N	Y	3864	✓		✓		✓		✓		✓		S.C. Code

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Certification																			Ann. §37-23-40
Notice to Cosigner	7	Y	Y	N	N	Y	Y	7768	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S.C. Code Ann. §37-3-303

Notes:

- 1. Lender to provide at application
- 2. Provide if lender is to charge for insurance
- 3. Borrower must indicate choice of attorney and insurance agent prior to closing.
- 4. If broker charging or earning a mortgage broker or processing fee.
- 5. If borrower has option of obtaining credit insurance with the lender
- 6. High-cost home loan
- 7. If there will be a cosigner on the loan.