

State Specific Consumer Mortgage Disclosures - Texas

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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	Residential Construction 50(a)(5)	Texas Home Equity 50(a)(6)	HELOCs	Lot Loans/Bare Ground	
Notice Concerning Extensions of Credit (12-day Letter)	1	Y	Y	Y	N	N	Y	4384									✓	✓		Tex. Const. Art. XVI, §50(a)(6)	
Notice Concerning Refinance of Existing Home Equity Loan to Non-Home Equity Loan (12-day Letter)	2	Y	Y	Y	N	N	Y	5953					✓	✓	✓	✓	✓		✓	Tex. Const. Art. XVI, §50(f)(2)(D)	
Consumer Complaint Process Notice (State Chartered Banks & Trusts)	3	Y	N	Y	N	Y	Y	8721	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	7 Tex. Admin. Code §11.37	
Consumer Complaint Process Notice (S&L/Mortgage Lenders)	3	N	Y	Y	N	Y	Y	8713	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	7 Tex. Admin. Code §51.1; Tex. Fin. Code Ann. §14.064	
Residential Construction Contract Disclosure	4	Y	Y	Y	N	N	Y	6473								✓				Tex. Prop. Code Sec. 53.255	
Dual Capacity Disclosure	5	N	Y	Y	N	N	Y	N/A	✓	✓	✓	✓								Tex. Fin. Code Ann. §156.303	
Mortgage Company Disclosure	6	N	Y	Y	N	N	Y	5498	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	7 Tex. Admin. Code §80.200(a); Tex. Fin. Code Ann. §156.004(a)	
Mortgage Banker Disclosure	6	N	Y	Y	N	N	Y	4752	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	7 Tex. Admin. Code	

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								/ 3516													§81.200(a); Tex. Fin. Code Ann. §157.0021(a)
Rate Lock Agreement	7	N	Y	Y	Y	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		Tex. Fin. Code Ann. §156.304(b)
Notice of Penalties for Making a False or Misleading Written Statement	8	Y	Y	N	N	Y	Y	8127	✓		✓			✓		✓	✓				Tex. Fin. Code Ann. §343.105
Notice of No Oral Agreement	9	Y	Y	N	N	Y	Y	3139	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Tex. Bus. And Comm. Code §26.02(e)
Notice of Right to Cancel Residential Construction Lien	10	Y	Y	N	N	Y	Y	3212 / 3213									✓				Tex. Admin. Code §152.11
Notice of Right to Rescind	11	Y	Y	N	N	Y	Y	6816 / 6817										✓	✓		Tex. Admin. Code §153.25
Collateral Protection Insurance Notice	12	Y	Y	N	N	Y	Y	7559	✓		✓			✓		✓	✓				Tex. Fin. Code Ann. §307.052(a)
Acknowledgement of Fair Market Value	13	Y	Y	N	N	Y	Y	4372 / /										✓	✓		Tex. Const. Art. XVI, §50(a)(6)(Q)(ix)

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Second Lien Insurance Disclosure	14	Y	Y	N	N	Y	Y	4373 8083			✓	✓		✓	✓	✓	✓	✓		

Notes:

1. To be provided at least 12 calendar days prior to closing a Texas Home Equity 50(a)(6).
2. To be provided at least 12 calendar days prior to closing a 50(f)(2) Rate/term Refinance of a previous Texas Home Equity 50(a)(6). The disclosure must be provided within 3 business days of the application, or within 3 business days of when the creditor becomes aware the loan will be refinancing an existing Texas Home Equity 50(a)(6).
3. To be provided when a consumer first obtains a product or service from creditor.
4. Must be provided before a residential construction contract is executed.
5. Licensee to provide disclosure at application when they are acting as realtor and loan broker.
6. Disclosure must be provided with residential mortgage application.
7. Licensee to provide written rate lock agreement which must be signed by the mortgage applicant prior to charging or receiving a lock-in fee for the interest rate.
8. Must be provided at closing.

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9. Must be provided at closing either in the loan agreement or in a separate document.
10. To provide at closing for residential construction loans secured by the borrower's homestead with existing improvements on the property.
11. To provide at closing. The Reg. Z rescission forms will satisfy this requirement.
12. Provide at closing if the creditor requires collateral protection insurance.
13. Must be signed by creditor and owner(s) on date extension of credit is made.
14. Required if the interest rate on a 2nd lien exceeds 10%.