



# St. Mary's Bank

## Loan Disclosures at Application

After you complete the loan application and have chosen a loan type, St. Mary's Bank will provide several documents that disclose important aspects of the loan.

- ❑ *Settlement Costs Booklet* (a HUD guide)—This booklet describes the home buying, home financing and settlement process.
- ❑ *Good Faith Estimate*—A written estimate from a lender describing all the lender and borrower costs associated with the mortgage process.
- ❑ *Addendum to Good Faith Estimate*—A disclosure informing the borrower of the lender's required use of third-party vendors (such as credit reporting companies and real-estate appraisers) used to complete the mortgage process.
- ❑ *Mortgage Servicing Disclosure Statement*—This disclosure tells the borrower whether the servicing of their loan will be kept by the original lender or transferred to another company for servicing (the collection of payments).
- ❑ *Preliminary Truth in Lending Statement*—This statement shows the estimated annual percentage rate (APR) on the loan. The APR combines the estimated interest paid on the note over the life of the loan, plus the total cost to obtain the loan. The APR is a measure of the cost of credit expressed as a yearly rate of interest.
- ❑ *Adjustable Rate Mortgage (ARM) Program Disclosure*—This disclosure is for the borrower who chooses or is considering an adjustable rate for their mortgage loan. The disclosure describes the features of the particular ARM program chosen, including how the interest rate and mortgage payment are determined.
- ❑ *Consumer Handbook on Adjustable Rate Mortgages (CHARM) Booklet*—This booklet is designed to help consumers understand the features of adjustable rate mortgages.
- ❑ *Notice Concerning Private Mortgage Insurance*—This disclosure explains the terms and conditions for the borrower, who will be charged a fee for private mortgage insurance.