

## TANGIBLE NET BENEFIT DISCLOSURE

Borrower(s):

Date:

Application Date:

Loan Number:

Property Address:

Lender/Broker:

Loan Originator:

License #:  
NMLS #:

License #:  
NMLS #:

The undersigned borrower(s) plan(s) to enter into a transaction which refinances an existing mortgage loan with a new mortgage loan secured by the property located at the address above. This worksheet is designed to assist borrowers, mortgage lenders and mortgage brokers in determining if a proposed loan has a reasonable, tangible net benefit to the borrower(s).

The following is a consideration of the loan terms and features of the new loan compared to the loan terms and features of the existing loan to determine the tangible net benefit as it relates directly to the new loan:

<b>LOAN INFORMATION</b>		
	New Loan	Existing Loan
Loan Date		
Loan Amount		
Loan Term		
Type of Loan	<input type="checkbox"/> Fixed Rate <input type="checkbox"/> ARM <input type="checkbox"/> Balloon	<input type="checkbox"/> Fixed Rate <input type="checkbox"/> ARM <input type="checkbox"/> Balloon
Loan Interest Rate	Initial Interest Rate: Fully Indexed Rate: Maximum Rate: APR:	Initial Interest Rate: Fully Indexed Rate: Maximum Rate: APR:
Monthly Payment Amount Includes hazard insurance and/or property taxes	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Payment Amount		
Payment Amount with MI		
Total Monthly Mtg. Obligation		
Loan to Value Ratio		
Loan contains Mortgage Insurance	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Loan contains Prepayment Penalty provision	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Loan contains Negative Amortization provision	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Loan contains Balloon Payment provision	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

By refinancing the existing loan(s), the following benefits apply to the borrower(s):

- Obtaining a lower interest rate
- Obtaining a lower monthly payment, including principal, interest, taxes and insurance
- Obtaining a shorter amortization schedule
- Changing from an adjustable rate loan to a fixed rate loan
- Eliminating a negative amortization feature
- Eliminating a balloon payment feature
- Receiving a reasonable amount of cash-out from the new loan in an amount greater than and in relation to the costs and fees incurred in connection with the new loan
- Avoiding foreclosure
- Eliminating the need for private mortgage insurance
- Consolidating other existing loans into a new mortgage loan
- The proceeds of the new loan will be used for purposes that are of such importance to me that I am willing to obtain a new loan, even if that loan has terms that may not be as favorable as my existing loan.
- The new loan is guaranteed, originated, or funded by the Federal Housing Administration, the Department of Veterans Affairs, or other state or federal housing agencies.
- There is a beneficial change for the borrower(s) in the duration of the new loan.
- The new loan is a "special mortgage," originated, subsidized, or guaranteed by or through a state, tribal or local government or non-profit organization with below-market rate or non-standard payment terms.

Bona Fide Financial Emergency/Circumstances:

Borrower(s) Received Reasonable, Tangible Net Benefit:

I/We have considered the terms of both the existing and new loan and my/our personal circumstances. I/We understand that the terms of the new loan may be different than the terms of my/our existing loan, and I/we believe that the overall benefits of the new loan identified above make the new terms beneficial to me/us, and provide us with a reasonable, tangible net benefit. By signing below, I/we hereby acknowledge reading, understanding and completing all of the information above, and that I/we have received a copy of this document on the date indicated below.