

## VERMONT ANTI-COERCION INSURANCE DISCLOSURE

Borrower(s):

Date:

Loan Number:

Property Address:

Lender/Broker:

Loan Originator:

**This disclosure is provided to you pursuant to 8 Vt. Stat. Ann. § 4725.**

No person may:

- (1) Require, as a condition precedent to the lending of money or extension of credit, or any renewal thereof, that you negotiate any policy or contract of insurance through a particular insurer or group of insurers, agent or broker or group of agents or brokers;
- (2) Unreasonably disapprove the insurance policy provided by you for the protection of the property securing the loan. This restriction does not prevent a creditor from imposing uniformly applied reasonable financial soundness and service requirements as to the insurance company, the terms and provisions of the policy, and the adequacy of the coverage with respect to insurance on the property pledged or mortgaged. This restriction also does not prevent a creditor from placing such insurance or the securing of insurance or renewal thereof at your request or because you have failed to furnish the necessary insurance or renewal thereof;
- (3) Require directly or indirectly that you or any borrower, mortgagor, purchaser, insurer, broker, or agent pay a separate charge to substitute the insurance policy of one insurer for that of another. This does not include the interest which may be charged on premium loans or premium advancements in accordance with the mortgage or deed of trust;
- (4) Use or disclose information resulting from a requirement that you or any borrower, mortgagor or purchaser furnish insurance of any kind on real property being conveyed or used as collateral security to a loan, when this information is to the advantage of the mortgagee, vendor, or lender, or is to the detriment of you or any borrower, mortgagor, purchaser, insurer, or the agent of broker complying with this request.