

ILLINOIS BORROWER INFORMATION DOCUMENT

Borrower(s):

Date:

Loan Number:

Property Address:

Lender/Broker:

Loan Originator:

This document is being provided to you pursuant to the Residential Mortgage License Act of 1987 and Rules promulgated thereunder (38 Ill. Adm. Code § 1050). The purpose of this document is to set forth those exhibits and materials you should receive or be receiving in connection with your residential mortgage loan application with

holder of License #
aforesaid Act.

and regulated by the State of Illinois, Division of Banking, under the

Significant information:

Significant information on the types of situations that could affect the processing of the loan but that may not be known by the licensee at the time the application was taken. Examples of such situations include, but are not limited to:

- An appraisal value different from that estimated by the borrower;
- Credit obligations the borrower fails to report;
- A change in the borrower's financial circumstances that would result in his or her ineligibility for the loan; or
- A material change or discontinuation of a loan program by an investor or other entity, such as the U.S. Department of Housing and Urban Development, the Veterans' Administration or a private investor.

Required documents you will receive include:

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- **Loan Application:** A copy of the loan application or equivalent form that will have to be signed and delivered to the lender in order to obtain the loan.

- **Mortgage Escrow Account Act, Related Document:** If the mortgage is not FHA-insured or VA-guaranteed and relates to the purchase of owner-occupied, single-family security real estate, unless there is a certainty that the lender will not require maintenance on an escrow account for payment of taxes, a copy of the Mortgage Escrow Account Act [205 ILCS 910], along with a copy of the document to be executed by the applicant at closing with respect to use of a pledged time deposit account in lieu of an escrow account pursuant to that Act.
- **Consumer Handbook on Adjustable Rate Mortgages:** If the mortgage is an adjustable rate mortgage representing a first-lien position with respect to the security real estate, the "Consumer Handbook on Adjustable Rate Mortgages", as required by Federal regulations (12 CFR 535.33), that describes the special features of adjustable rate mortgages.

Documents upon Request:

Upon your request, the following items are available to you:

- Sample of the form of note and mortgage that will be executed if the loan applied for is approved.
- Sample copy of the commitment letter.
- A general description of underwriting standards that will be considered in evaluating the application.

THE UNDERSIGNED BY SIGNING BELOW ACKNOWLEDGES RECEIVING THIS DOCUMENT AND THE ABOVE LISTED REQUIRED MATERIALS BEFORE SIGNING A COMPLETED LOAN APPLICATION OR GIVING ANY CONSIDERATION, WHICHEVER COMES FIRST.

I/We understand that pursuant to the state law of Illinois, Ill. Admin. Code tit. 38, § 1050.1150, if this document was provided through the mail, it is my/our responsibility to obtain machine copies before returning this document.