

## NEBRASKA ANTI-COERCION INSURANCE DISCLOSURE

Borrower(s):

Date:

Loan Number:

Property Address:

Lender/Broker:

Loan Originator:

This disclosure is provided to you pursuant to Neb. Rev. Stat. § 44-1526.

A lender may require you, the borrower, to provide property insurance on security against reasonable risks of loss, damage and destruction. Under Nebraska law, the lender must follow these restrictions regarding property insurance:

- The lender may not require you to take insurance through any particular insurer, insurance agent, or broker to protect the mortgaged property.
- The lender shall not solicit insurance for the protection of the mortgaged property until you have received a commitment in writing from the lender as to the loan.
- The lender may not unreasonably reject a policy furnished by you for protection of the property securing the loan. A rejection shall not be deemed unreasonable if it is based on reasonable standards, uniformly applied, relating to the extent of coverage required and the financial soundness and the services of an insurer. Such standards shall not discriminate against any particular type of insurer and shall not call for rejection of a policy because it contains coverage in addition to that required in the credit transaction.
- The lender may not require you to pay a separate charge in connection with the handling of any policy. The lender may not require you to pay a separate charge to substitute the 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 terms of the loan or credit document.
- The lender may not use or disclosure information relative to a policy which is required by the credit transaction for the purpose of replacing such insurance without your prior written consent.
- If you fail to provide the required insurance in accordance with the terms of the loan, the lender may place insurance on the property and include the premium in the principal amount of your mortgage loan.

### ACKNOWLEDGEMENT

**By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.**