

# Notice to Borrowers II

Please initial each section indicating that you have read and understand the information.

**EQUAL CREDIT OPPORTUNITY ACT NOTICE:** The lender is required to provide the following notice in accordance with the Equal Credit Opportunity Act, Section 202.4(D) 12 CFR: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law is: FEDERAL TRADE COMMISSION ECOA, WASHINGTON DC 20580 (202) 727-1148

**FAIR CREDIT REPORTING ACT:** Surety Financial Services, as part of processing your application for a real estate loan, may request a consumer report bearing on your credit worthiness, credit standing and credit capacity. This notice is given pursuant to the Fair Credit Reporting Act of 1970, Section 601 to 622 inclusive. You are entitled to such information within 60 days of written demand therefore made to the Credit Reporting Agency pursuant to Section 606(b) of the Fair Credit Report Act.

**RIGHT TO FINANCIAL PRIVACY ACT:** This notice to you, as required by the Right to Financial Privacy Act of 1978, is to inform you that the information requested by Surety Financial Services to qualify you as a mortgagor is voluntary, but no loan may be approved unless a completed application is received. **FHA/VA LOANS:** For FHA Loans, The Department of Housing and Urban Development; For VA loans, The Veterans Administration Loan Guaranty Service, have the right of access to financial records held by a financial institution in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to either agency without further notice or authorization but will not be disclosed or released to another government agency or department without your consent except as required or permitted by law.

**HOUSING FINANCIAL DISCRIMINATION ACT OF 1977, FAIR LENDING NOTICE:** It is illegal to discriminate in the provision of or in the availability of financial assistance because of the consideration of:

- Trends, characteristics or conditions in the neighborhood or geographic area surrounding a housing accommodation, unless the financial institution can demonstrate in the particular case that such consideration is required to avoid an unsafe and unsound business practice, OR
- Race, color religion, sex, marital status, national origin or ancestry.

It is illegal to consider the racial, ethnic, religious or national origin composition of a neighborhood or geographic area surrounding a housing accommodation or whether or not such composition is undergoing change, or is expected to undergo change, in appraising a housing accommodation in determining whether or not, under what terms and conditions, to provide financial assistance. These provisions govern financial assistance for the purpose of the purchase, construction, rehabilitation or refinancing of one to four unit family residences occupied by the owner and for the purpose of the home improvement of any one to four unit family residence. If you have questions about your rights, or wish to file a complaint, contact the management of this financial institution or:

Department of Real Estate  
107 S. Broadway, Rm. 8107  
Los Angeles, CA 90012

Department of Real Estate  
One Hallidie Plaza, #220  
San Francisco, CA 94102

**TRANSFER OF LOAN SERVICING DISCLOSURE:** You are applying for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA). This is to inform you that the servicing of this loan may be transferred to a different loan servicer. "Servicing" refers to collecting your principal, interest and escrow account payments. Surety Financial Services may not service your loan. We may assign, sell or transfer the servicing of your loan to another party. You will be notified at settlement regarding the servicer. Surety Financial Services transferred 75% of the servicing of the loans we made in the last twelve months. I/We have read and understand that our loan may be transferred to another party for servicing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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Signature

\_\_\_\_\_  
Date