



TIL/Reg Z Compliance Checklist

Effective July 30, 2009 all loans submitted to First National Bank of the South's Wholesale Mortgage Division must adhere to the following Home Economic Recovery Act initial disclosure requirements:

Please check off and send completed form with the Closing Package Request Form to closings@fnbwecandothat.com or fax to (864)235-9649.

Borrower Name _____

- Initial disclosures contain the following statement:**
"You are not required to complete this agreement merely because you have received these disclosures or signed a loan application."
- Initial disclosures were prepared within 3 days of the initial application date or the credit report** (whichever came first) **and given or sent to the borrower** (if mailed include cover letter).
- Loan will not close until at least 7 days after the initial disclosures have been given or sent to the borrower** (Saturdays included).
- The borrower has or will receive a copy of the appraisal at least 3 days before the scheduled closing** (Saturdays are included).
- No upfront fees were collected from the borrower other than the credit report fee** (if applicable) **until after the borrower received the initial disclosures.**
- I understand that if the APR increases by more than 0.125% on the final closing TIL, I must postpone the closing, re-disclose to the borrower, and wait 3 days before closing.**

*** Failure to provide correct documents will delay your closing.**

I hereby certify this loan to be in compliance with the above stated requirements.

Signature (Processor/LO) _____ **Date** _____