

## Compliance Focus Areas – Alabama

### Application Disclosures

#### Mortgage Broker Agreement

- This must be dated prior to the collection of a mortgage broker fee.
- Must disclose the nature of the mortgage broker's relationship to the borrower and the method of broker compensation.

### Marital Rights

- Alabama is **not** a community property state.
- Non-borrowing, titled spouses are required to sign the Mortgage, CD and Right of Rescission (if applicable) on homestead property.

### Predatory Lending

Alabama has no laws or regulations specifically regulating so-called predatory lending activities.

### Closing Practices

Alabama does not have a wet settlement law. It is general practice in this state that funds be presented to the closing agent no later than closing.