

## Compliance Focus Areas – Georgia

### Application Disclosures

#### Advanced Fee/Application Disclosure (Calyx GA Disclosure)

- Must list any application fees and conditions where refundable.
- Must be dated at or prior to the collection of any fees from the borrower.
- Must be signed by borrower.

### Marital Rights

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

### Predatory Lending

UWM does not purchase high-cost loans. A high-cost loan is defined in GA as total points and fees in excess of 5% of the total loan amount.

### Closing Practices

Georgia does have a wet settlement law. Funds must be presented to the closing agent no later than closing. In the case of a refinancing or any other loan where a right of rescission applies, the lender must, prior to the disbursement of proceeds and no later than 11:00 a.m. of the next business day following the expiration of the rescission period, deliver loan funds to the closing agent.