

## Compliance Focus Areas – Rhode Island

### Application Disclosures

#### Addendum to Residential Mortgage Loan Application (a/k/a Domestic Partner Disclosure)

- If separate disclosure from 1003, confirm dated prior to closing.
- Not required if Borrower is married.

#### Appraisal Fee Disclosure

Confirm dated prior to payment of appraisal fee.

#### Anti-Coercion Insurance Disclosure

- Must be dated within three days of 1003 for retail/correspondent loans.
- Must be dated within three days of submission to U/W for wholesale loans.
- Must be signed by borrower.

#### Notice of Non-refundability of Loan Fees

- Must be dated within three days of 1003 for retail/correspondent loans.
- Must be dated within three days of submission to U/W for wholesale loans.

#### Prohibited Acts of Lenders and Loan Brokers – Prohibited Acts and Practices Disclosure Regarding All Home Loans

- Must be dated within three days of 1003 for retail/correspondent loans.
- Must be dated within three days of submission to U/W for wholesale loans.
- Must be signed by Borrower and Broker, or Lender if retail/correspondent loan.
- Only applies to primary residences.

#### Prohibited Acts of Lenders and Loan Brokers – Prohibited Acts and Practices Disclosure Regarding High-Cost Home Loans

- Must be dated within three days of 1003 for retail/correspondent loans.
- Must be dated within three days of submission to U/W for wholesale loans.
- Must be signed by Borrower and Broker, or Lender if retail/correspondent loan.
- Only applies to primary residences.

#### RI Home Loan Protection Act Tangible Net Benefit

- Confirm dated prior to final approval.
- Must be signed by Borrower and Broker or Lender if retail/correspondent loan.
- Refinances only.
- Only applies to primary residences

#### Right to Choose Title Agent/Attorney

- Must be dated within three days of 1003 for retail/correspondent loans.
- Must be dated within three days of submission to U/W for wholesale loans.
- Must be signed by Borrower.

## Marital Rights

- Rhode Island is **not** community property state.
- If non-borrowing spouses are going to be or are currently title holders on the subject property, they are required to sign the Mortgage, CD and Right of Rescission (if applicable).

## Predatory Lending

UWM does not originate or purchase high-cost loans. A “high-cost home loan” is a home loan in which the interest rate equals or exceeds 8% points over the yield on comparable U.S. treasury securities, or the points and fees (less any excluded points and fees) exceed 5% of the total loan amount.

## Closing Practices

Rhode Island is a wet settlement state for purchase money loans. Good funds must be available for disbursement on or before the date of conveyance and/or recordation. If the disbursement is not as provided per the statute, no interest shall be charged for the first 30 days following the closing date.