

## Compliance Focus Areas – Washington

### Application Disclosures

#### **DFI's Model Disclosure Form (aka Broker Application Disclosure)**

- Verify this disclosure is dated within three days of the 1003.
- Checkboxes as to whether third party fees were paid up front are not required. Some forms may not include checkboxes. If present, they must be completed.
- Contact information for written request can be satisfied by company address elsewhere on form.
- This disclosure must be signed by the borrower.
- This disclosure applies only for broker loans.

#### **Department of Financial Institutions Interest Rate Lock Agreement**

- This only applies at application if the loan was locked at application. If locked at application then it must be dated within three days of the 1003.
- This disclosure must be signed by the borrower.

#### **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.

### Fulfillment Disclosure

Interest Rate Lock Agreement (if locked after application)

### Marital Rights

- Washington is a community property state.
- Non-borrowing spouses are required to sign the Mortgage, CD and Right of Rescission (if applicable).

### Predatory Lending

Washington does not have high cost laws.

### Closing Practices

Washington is a dry funds state and in most cases an escrow agent will not disburse funds until after the signing of the closing documents.