Consumer Protection Notice

Loan Broker **Consumer** **Date**

Loan Number

Broker License Number

Property Address:

Maine law requires that the disclosures below be provided to consumers before any contract is signed with, and before any money is paid to, a loan broker or to third parties.

1. **Written Agreement or Contract.** The agreement between you and our company must be in writing, signed, and must contain the following details: a complete description of services to be performed; complete details of payment; any guarantees; the time frame encompassed by the contract; a description of any offers of full or partial refund; and a notice informing you of the importance of reading the contract and of retaining a copy for your records.
2. **Escrowing of Consumer Funds.** Funds paid by you in advance must be deposited in an escrow account until services are completed. The only exceptions are fees paid to 3rd parties for the actual costs of the following items or services: credit reporting, appraisals, investigation reports, title examinations or property surveys.
3. **Consumer Protection Bond.** A $25,000 consumer protection bond is on file with the State of Maine. If you have a claim against our company that cannot be resolved through informal means, you may institute an action to recover your loss from that bond by filing a written complaint with the *Superintendent, Bureau of Consumer Credit Protection, 35 State House Station, Augusta, Maine 04333-0035*.

I acknowledge reading and receiving a copy of this Disclosure to Consumer.

Consumer

_____ **Date** _____ **Date**

_____ **Date** _____ **Date**

☐ Refer to the attached *Signature Addendum* for additional parties and signatures.