

State of Maine - Reasonable, Tangible Net Benefit

Disclosure Form

This disclosure is being provided to you pursuant to Maine's residential mortgage lending laws. The law protects borrowers from certain loan brokering and lending practices. One of the prohibited practices is known as "flipping a residential mortgage loan when making a high-cost mortgage loan or higher-priced mortgage loan."

WHAT IS FLIPPING? "Flipping" is the making of a high-cost mortgage loan or higher-priced mortgage loan (the "new loan") to a borrower who refinances an existing residential loan when the new loan does not result in a "reasonable et benefit" to the borrower.

Lender:

Borrower:

Date:

Property Address:

BASED UPON THE REVIEW BY THE LENDER, AND THE MORTGAGE BROKER, IF ONE IS USED, OF ALL OF THE CIRCUMSTANCES RELATED TO THE NEW LOAN AND ANY DEBTS TO BE PAID FROM THE PROCEEDS OF THE NEW LOAN, THE NEW LOAN PROVIDES A REASONABLE, TANGIBLE NET BENEFIT TO YOU AS FOLLOWS:

	NEW LOAN	OLD LOAN
Monthly payment amount	\$	\$
Length of repayment period		
Amount of cash out (or paid to others)	\$	
Interest rate or weighted average interest rate	%	%
Type of Loan (Check One) (Adjustable Rate Loan or Fixed Rate Loan)	Adjustable Fixed	Adjustable Fixed
Bona fide personal need, as reasonably determined by the borrower? (Check One)	Yes No	

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Creditor to complete:

The borrower received the following reasonable, tangible net benefit from the new loan (include bona fide personal need, if applicable)

After reviewing all relevant information, the lender and mortgage broker, if one was used, confirm that they have performed the analysis of the applicable reasonable, tangible net benefit as identified above and that they have explained the analysis to the borrower. The borrower(s) acknowledge(s) that the lender and mortgage broker, if one was used, have identified and explained the reasonable, tangible net benefit(s).

For Lenders:

I have reviewed and explained this Form and the answers provided therein to the borrower.

Agent/Loan officer's printed name:_____ Title:_____

Agent/Loan Officer's signature:_____ Date:_____

On Behalf of: (Name of Lender)

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For Loan Brokers:

I have reviewed and explained this Form and the answers provided therein to the borrower.

Agent/Loan officer's printed name:_____ Title:_____

Agent/Loan Officer's signature:_____ Date:_____

On Behalf of: _____ (Name of Mortgage Broker)

Borrower_____ Date:_____

Borrower_____ Date:_____

Borrower_____ Date:_____

Borrower:_____ Date:_____

If the terms of the refinancing change after the mortgage broker explains its answers to the borrower and signs this form, the lender shall explain its answers to the borrower and sign a new form.

If you have questions regarding your loan or creditor, please contact the Bureau of Consumer Credit Protection. Its website address is http://www.Credit.Maine.gov , and its toll-free telephone number, if calling in Maine, is 1-800-332-8529.
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