



SUPPLEMENTAL DISCLOSURE TO INFORMED CONSUMER CHOICE DISCLOSURE NOTICE

Date: _____

Borrower Name: _____

Loan #: _____

This Supplemental Disclosure to the Informed Consumer Choice Disclosure Notice is being provided by REMN Wholesale to ensure that you are aware of recent updates to the FHA Mortgage Insurance Program. The Federal Housing Administration (FHA) announced revised Annual Mortgage Insurance Premium rates (also known as monthly MIP) which may result in an available benefit for you.

The loan amounts and factors shown below may vary from your own mortgage loan transaction. You should study this information carefully, ask questions, and determine whether or not you wish to take advantage of this benefit. The information provided below was prepared as of January 9, 2015.

This disclosure is not a contract and does not constitute loan approval. Actual mortgage approval can only be made following a full underwriting analysis by REMN Wholesale.

The following table shows the existing and the new annual MIP rates by amortization term, base loan amount and loan to value (LTV) ratio. **All New MIP amounts set forth in this table are effective for case numbers assigned on or after January 26, 2015.**

Term > 15 Years			
Base Loan Amount	LTV	Previous MIP	New MIP
≤ \$625,500	≤ 95.00%	130 bps	80 bps
≤ \$625,500	> 95.00%	135 bps	85 bps
>\$625,500	≤ 95.00%	150 bps	100 bps
>\$625,500	> 95.00%	155 bps	105 bps

Please note that the specific process for making your loan eligible for this lower premium cannot begin until January 26, 2015 and the actual steps have not yet been finalized. **Therefore, at this time, REMN Wholesale is unable to advise you on what date the change can be fully processed so you can receive the lower mortgage insurance premium.**

In the event you elect to potentially postpone your closing to take advantage of this benefit, REMN Wholesale would like to advise you of the following:

- In the event your rate credit, income, asset and/or property documents expire, you will be subject to an update of all applicable documents and a re-approval of your loan.
- In the event your rate lock expires before you loan closes, you will be subject to the terms and conditions of extending your rate in accordance with REMN Wholesale’s standard policies.
- You must consult your attorney for guidance on any impact a delay in closing has upon the terms and conditions of your contract of sale (for purchase transactions).

I/We the undersigned hereby acknowledge that I/we choose to proceed with the steps to take advantage of the lower annual mortgage insurance premium with the knowledge that my/our closing may be delayed.

To accommodate our scheduled closing date or other time consideration, I/we the undersigned hereby acknowledge that I/we **do not** wish to proceed with the steps to take advantage of the lower annual mortgage insurance premium.

_____	_____	_____	_____
Borrower	Date	Borrower	Date
_____	_____	_____	_____
Borrower	Date	Borrower	Date