

**DISCLOSURES REQUIRED BY NEBRASKA LAW**

Loan #:

MIN:

THE STATE OF NEBRASKA HAS NOT REVIEWED AND DOES NOT APPROVE, RECOMMEND, ENDORSE, OR SPONSOR ANY LOAN BROKERAGE AGREEMENT. THE INFORMATION CONTAINED IN THIS DISCLOSURE DOCUMENT HAS NOT BEEN VERIFIED BY THE STATE. IF YOU HAVE QUESTIONS, SEEK LEGAL ADVICE BEFORE YOU SIGN A LOAN BROKERAGE AGREEMENT.

## NEBRASKA LOAN BROKER DISCLOSURE STATEMENT

Loan #:

Date:

MIN:

Broker:

Broker Address:

Broker Telephone Number:

Broker E-mail Address:

Broker Internet Address:

Borrower(s):

Property Address:

You are applying for a loan on the Property from ("Loan Broker"). Neb. Rev. Stat. §45-191.01 requires that Loan Broker provide the following information to you before you sign a contract for Loan Broker's services.

Loan Broker is doing business as \_\_\_\_\_ and is incorporated, formed or organized under the laws of \_\_\_\_\_.

1. The following are all the names under which Loan Broker has done business, is doing business, or intends to do business:
2. The following are the names and street addresses of Loan Broker's parent organization or affiliates, if any:
3. The type of entity that Loan Broker does business as (e.g. an individual, partnership, corporation, etc.) and the state of incorporation or formation:
4. The following are the names, titles and principal occupations for the past five (5) years of Loan Broker's officers, directors, or persons occupying similar positions responsible for the Loan Broker's business activities:
5. Listed below is a full and detailed description of the actual services that Loan Broker will perform for you [*check applicable box(es)*]:

Take information from you and fill out your application.

Analyze your income and debt to determine the maximum mortgage you can afford.

Collect financial information and other related documents from you that are part of the application process.

Initiate and order verifications of employment and verifications of deposit.

Initiate and order requests for mortgage and other loan verifications.

Educate you in the home buying and/or financing process, advise you about the different types of loan products available and demonstrate how closing costs and monthly payments could vary under each product.

