

RESPA DISCLOSURES AND THEIR TIMING

DISCLOSURE	DETAILS	TIMING
SPECIAL INFORMATION BOOKLET	Applicable on purchases only, n/a on refi's, reverse mortgages or if loan is declined w/in 3 business days after receipt of application *24 CFR 3500.6 (a) (3)	*Must be provided to all borrowers no later than 3 business days after receipt of application
GOOD FAITH ESTIMATE	N/A if loan is declined w/in 3 business days after receipt of application 24 CFR 3500.7 (a) & (b)	*Must be provided to all borrowers no later than 3 business days after receipt of application
SERVICING DISCLOSURE STATEMENT	N/A if loan is declined w/in 3 business days after receipt of application 24 CFR 3500.21 (c)	*Must be provided to all borrowers no later than 3 business days after receipt of application
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE – AfBA	Must be given to borrower as a separate document 24 CFR 3500.15 (b) (1) (i)	No later than time of each referral, or, if lender requires use of a particular provider, the time of application. Except where lender makes the referral to the borrower, then lender may disclose at time GFE is provided
UNIFORM SETTLEMENT STATEMENT HUD – 1 OR HUD-1A	Provided to borrower, seller (if there is one), and lender (if lender is not settlement agent), and/or their agents 24 CFR 3500.10 (a) & (b)	At or before settlement occurs, must be made available on borrower's request at least one day prior to settlement
INITIAL ESCROW STATEMENT	Delivered by hand at settlement or mailed first-class U.S. mail to last known address of recipient 24 CFR 3500.17 (g) & (h)	At settlement or within 45 calendar days of settlement
ANNUAL ESCROW STATEMENT DISCLOSURE	Delivered with other statements or materials including the Substitute 1098 for income tax purposes 24 CFR 3500.17 (3) (i)	Not less than each 12-month period and w/in 30 calendar days after the end of its escrow account computation year. Servicer must include previous year's projection or initial escrow account statement

<p style="text-align: center;">SERVICING TRANSFER STATEMENT</p>	<p>Transferor and transferee servicers may combine their notices into one notice, which must be delivered not less than 15 days before effective date of transfer 24 CFR 3500.21 (d)</p>	<p>Transferor Servicer – At settlement or not less than 15 days before effective date of transfer. Transferee Servicer – at settlement or not more than 15 days after effective date of transfer</p>
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* Delivered or placed in the mail not later than 3 business days after receipt of the loan application. Business day for initial disclosures is defined as days in which creditor is open for business.