

# FAIR LENDING NOTICE

STATE OF CALIFORNIA FAIR LENDING NOTICE: Under the Housing Financial Discrimination act of 1977, it is illegal to discriminate in the provision of or in the availability of financial assistance because of the consideration of:

1. Trends, characteristics or conditions in the neighborhood of geographic area surrounding a housing accommodation, unless the financial institution can demonstrate in the particular case that such consideration is required to avoid an unsafe and unsound business practice; or
2. Race, color, religion, sex, marital status, national origin or ancestry.

It is illegal to consider the racial, ethnic, religious or national origin composition of a neighborhood or geographic area surrounding a housing accommodation or whether or not such composition is undergoing change, or is expected to undergo change, in appraising a housing accommodation or in determining whether or not, under what terms and conditions, to provide financial assistance.

These provisions govern financial assistance for the purpose of the purpose, construction, rehabilitation, or refinancing of one-to-for unit family residences.

If you have any questions about your rights, or you wish to file a complaint, contact the management of this financial institution of the Department of Real Estate, 107 S. Broadway, Rm. 8107, Los Angeles, CA 90012, or at 185 Berry St., Rm. 5816, San Francisco, CA 94107. Authority cited: Section 35814, Health and safety Code. Reference: Section 35830, Health and Safety Code.

EQUAL CREDIT OPPORTUNITY ACT: The Federal Equal Opportunity Act, 15 U.S.C. 1961cc., prohibits discrimination against credit applicants on the basis of sex and/or marital status. Beginning March 23, 1977, 5 the Act extended this protection to race, color, religion, national origin, age (provided the applicant has the capacity to contract), whether all or part of the applicant's income is derived from any public assistance program, or if the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency which administers compliance with this law concerning this mortgage lender is the Federal Trade Commission, 13209 Federal Building, 11000 Wilshire Boulevard, Los Angeles, CA 90024. This notice is provided under the provisions of Section 202.4(d), 12 C.F.R.

FAIR CREDIT REPORTING ACT: As a part of procession your real estate loan application, this lender will request a consumer report bearing on your credit worthiness, standing, and capacity. This notice is given pursuant to the Fair Credit Reporting Act of 1977, Section 601 to 622, inclusive. You are entitled to such information within 60 days of written demand therefore made to the credit reporting agency pursuant to Section 606(b) of the Fair Credit Reporting Act.

RIGHT OF PRIVACY ACT: This notice to you as required by the Right to Financial Privacy Act of 1976 that the Department of Housing and Urban Development has a right to access to financial records held by a financial institution in connection with the consideration of assistance to you. Financial records will be made available to the Department of Housing and Urban Development without further notice or authorization, but will not be disclosed or released to another government agency or department without your consent except as required or permitted by law.

FOR REFINANCES ONLY: The Tax Reform Acts of 1986 & 1987 indicate when refinancing your Primary Residence you may be limited to the amount of interest you may deduct on your tax return. Before calculating your maximum loan, you are advised to seek tax counsel regarding the interpretation of these rulings.

RIGHT TO A COPY OF APPRAISAL: You have the right under law to receive a copy of any appraisal performed on the subject property of a loan transaction in which you are an applicant borrower, and for which you have tendered payment. Upon request from you, a copy of such appraisal shall be mailed to you. The adress for such requests is P.O. Box 401 La Mirada CA 90637-0401.

**BINDING ARBITRATION: Any dispute arising out of this agreement shall be decided by neutral binding arbitration and not by court action. Such arbitration shall be conducted in accordance with the rules of the American Arbitration Association (AAA) or Judicial Arbitration and Mediation Services/Endispute, Inc.(JAMS/Endispute). The selection between AAA and Jams/Endispute rule shall be made by the claimant first filing for arbitration. Such arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties shall have the right to discovery in accordance with Code of Civil Procedure section 1283.05.**

Signed \_\_\_\_\_ Date \_\_\_\_\_

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