

State Specific Consumer Mortgage Disclosures - Colorado

Disclosures						Purchase				Refinance				Misc		State Law Citation	Notes
	Initial Disclosures	Prior to Closing	At Closing	Disclosures provided by PeirsonPatterson	PPDocs Number	1st Lien Purchase 1 - 4 Primary Residence	1st Lien Purchase 1 - 4 Second Home / Vacation	Subordinate Lien Purchase 1 - 4 Primary Residence	Subordinate Lien Purchase 1 - 4 Second Home / Vacation	1st Lien Refinance 1 - 4 Primary Residence	1st Lien Refinance 1 - 4 Second Home / Vacation	Subordinate Lien Refinance 1 - 4 Primary Residence	Subordinate Lien Refinance 1 - 4 Second Home / Vacation	HELOCs	Lot Loans/Bare Ground		
State																	
Colorado Consumer Caution Notice (Loan subject to 1026.32 or points and fees exceed six percent)	N	Y	N	Y	7436	✓	✓	✓	✓	✓	✓	✓	✓	✓			CO Rev Stat Section 5-3.5-103 At least three days prior to closing
Right to Choose Insurance Provider (only if lender solicits the sale of property insurance)	N	N	N	Y	2113	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		Colo. Rev. Stat. Ann. § 5-2-202(3)(a) At the time of insurance solicitation
Colorado Payment Disclosure-Daily accrual only (Simple interest loans only)	N	N	Y	Y	1646	✓	✓	✓	✓	✓	✓	✓	✓		✓		CO Rev Stat § 5-3-106(1) At or before closing
Notice to Cosigner or Guarantor	N	N	Y	Y	3498	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		CO Rev Stat § 5-3-105
Refinance Disclosure (CO) (Refinance of 1 st lien with additional cash back)	N	N	Y	Y	7220					✓	✓						Colo. Rev. Stat. Ann. §§ 5-1-301(26)(c) & 5-5-112
Right to Refinance (Balloon Payment and Negative Am Loans Only)	N	N	Y	Y	6789	✓	✓	✓	✓	✓	✓	✓	✓		✓		CO Rev Stat Section 5-3-208
Loan Product Choice (Loan subject to 1026.32 or points and fees exceed six percent and includes a prepayment penalty)	N	N	Y	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓				CO Rev Stat Section 5-3.5-102
Tangible Net Benefit Disclosure (Mortgage Lender Only)	Y	Y	N	Y	5478					✓	✓	✓	✓	✓			CO Rev. State. Ann. § 12-61-904.5 At application and if benefit changes prior to closing