

State Specific Consumer Mortgage Disclosures - Maine

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Disclosures	Notes	Applicability		Delivery Timing			PPDocs		Purchase				Refinance				Misc.		State Law Citation
		Financial Institutions	State Licensed Lender or Broker	Initial Disclosures	Prior to Closing	At Closing	Provided by PPDocs, Inc.	Doc. ID 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	
Private Mortgage Insurance Disclosure	1	Y	Y	N	N	N	Y	5022	✓	✓			✓	✓					Me. Rev. Stat. Ann. tit. 33 § 507
Mortgage Broker Agreement	2	N	Y	N	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 9-A § 10-302
Disclosure of Consumer Protections	3	N	Y	N	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 9-A § 10-303
Notice of Borrower's Right to Select Title Attorney	4	Y	Y	Y	N	N	Y	9460	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 9-A §§ 3-311; 9-303
Right to Choose Insurance Provider	5	Y	Y	Y	N	Y	Y	3320	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 24-A § 2169
Optional Credit Insurance Disclosure	6	Y	Y	Y	Y	N	Y	3675	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 9-A § 2-501(2)

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Insurance Disclosure (Offered by Creditor)	7	Y	Y	Y	N	N	Y	3319	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 9-A § 2-501(2)
Notice to Cosigner (as necessary)	8	Y	Y	N	Y	Y	Y	3234	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Me. Rev. Stat. Ann. tit. 9-A § 3-206(2)
Notice of State Tax Withholding	9	Y	Y	N	Y	Y	Y	2081	✓	✓	✓	✓							Me. Rev. Stat. Ann. tit. 36 § 5250-A

Notes:

1. To be provided at application when processor and/or underwriter also engages in the business of private mortgage insurance.
2. To be provided at time of entering into agreement with broker.
3. To be provided prior to entering agreement with broker.
4. To be provided if the lender requires an attorney to conduct the title search.

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5. At onset of negotiations or closing, lender to provide disclosure informing purchaser/borrower of right of free choice in selection of agent and insurer.
6. If there will be additional charges for life, accident or health coverage or involuntary unemployment coverage.
7. To be provided if additional charge made for insurance in connection with a loan against loss of or damage to property or against liability.
8. Notice to be provided at or prior to cosigner signing separate agreement setting forth terms of debtor's agreement.
9. To be provided to inform buyers of requirement to withhold tax equal to 2.5% of consideration.