

State Specific Consumer Mortgage Disclosures - Minnesota

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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	
Prepayment Disclosure (Application)	1	Y	Y	Y	N	N	Y	9504	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat. Ann. §§58.137(2); 47.21(1)
Agency Relationship Disclosure	2	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat. Ann. §58.16
Right to Choose Insurance Provider	3	Y	Y	Y	N	N	Y	9508	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat. Ann. §47.59(6)
Nonagency Disclosure	4	Y	Y	Y	N	N	Y	9507	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat. Ann. §58.15(2)
Lower Investment Grade Loan Consent Disclosure	5	Y	Y	Y	N	N	Y	6077	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat. Ann. §58.13(18)
Disclosure of Lenders or Loan Sources	6	N	Y	N	N	N	Y	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat. Ann. §58.16(7)
Optional Insurance Disclosure	7	Y	Y	N	N	Y	Y	5801	✓	✓	✓	✓	✓	✓	✓	✓	✓		Minn. Stat.

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																			Ann. §47.59(6)
Prepayment Disclosure (Closing)	8	Y	Y	N	N	Y	Y	5690	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Minn. Stat. Ann. §58.137(2)
Surrender of Homestead Exemption Disclosure	9	N	Y	N	N	Y	Y	6307									✓		Minn. Stat. Ann. §56.125(4)
Finance Charge Disclosure	10	Y	Y	N	N	Y	Y	6370									✓		Minn. Stat. Ann. §47.59(12)
Notice of Right to Discontinue Escrow	11	Y	Y	N	N	Y	Y	9506	✓					✓					Minn. Stat. Ann. §47.20(9)

Notes:

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1. Verbally at application and on separate document within 5 days of application if creditor offers or makes loan that charges prepayment penalty, fee, premium, or other charge greater than that permitted by Minn. Stat. Ann. §58.137(2)(a)(4). Not applicable on FHA, VA, or HUD transactions.
2. Broker only - If creditor solicits or receives an advance fee, or offers to act as an agent of the borrower.
3. If an additional charge for insurance written in connection with the loan.
4. Must be provided within 3 business days of application if creditor does not contract or offer to contract to act as the borrower's agent or accept an advance fee.
5. If borrower's credit score or comparable underwriting data indicates that borrower may qualify for a residential mortgage loan of higher investment grade available through the originator.
6. Broker only - Provide at expiration of contract for mortgage brokerage services.
7. If additional charge is made for consumer credit insurance written in connection with a loan.
8. Verbally and within 3 days prior to loan closing if creditor offers or makes loan that charges prepayment penalty, fee, premium, or other charge greater than that permitted by Minn. Stat. Ann. §58.137(2)(a)(4). Not applicable on FHA, VA, or HUD transactions.
9. For HELOC subject to MRLA
10. For HELOC subject to MRLA when creditor imposes a loan fee, points, or similar charge that relates to opening of the account and isn't included in the APR.
11. To be provided at or prior to closing unless exempt under Minn. Stat. Ann. §47.20(9)(a).