

State Specific Consumer Mortgage Disclosures – New Jersey

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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	
Mortgage Fee Disclosure	1	Y	Y	Y	N	N	N	N/A	✓	✓			✓	✓					N.J. Admin. Code tit. 3, §1-16.3(d)
Hazard Insurance Disclosure	2	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N.J. Stat. Ann. §17:11C-73(d)
Right to Choose Insurance Provider	3	Y	Y	Y	N	N	Y	4000	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N.J. Admin. Code tit. 3, §3:1-13.1(b)
Optional Insurance Disclosure	4	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N.J. Stat. Ann. §17:11C-73(a)
Mortgage Broker Service Agreement	5	N	Y	Y	N	N	N	N/A	✓	✓			✓	✓					N.J. Admin. Code tit. 3, §1-16.10
Delivery Service Fee Authorization	6	Y	Y	Y	N	N	Y	2093	✓	✓			✓	✓					N.J. Admin. Code tit. 3, §1-16.2(a)
Application Disclosure Form	7	Y	Y	Y	N	N	N	N/A	✓	✓			✓	✓					N.J. Admin. Code tit. 3, §1-16.3

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Initial Tax Authorization Notice	8	Y	Y	N	N	Y	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N.J. Admin. Code tit. 5, §33-4.4(a)
Notice to Borrower	9	Y	Y	N	Y	N	Y	9168	✓		✓		✓		✓		✓		N.J. Stat. Ann. §46:10B-26(f)

Notes:

1. Must be provided with Loan Estimate.
2. Licensee to provide disclosure that informs borrower of requirement to obtain hazard insurance.
3. Must be provided if insurance is required and available through the lender.
4. Must be provided if optional credit insurance is obtained or provided on borrower’s behalf in conjunction with mortgage.
5. Separate service agreement for mortgage broker, must be acknowledged in writing by borrower.
6. Must be provided prior to incurring any delivery service fees that will be passed to the borrower.

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7. Must be provided to disclose fees charged in connection with the application. We don't provide in our system, but a current version can be accessed here:

https://www.state.nj.us/dobi/division_banking/ocf/NJ_Application_Disclosure_Form_20170927.pdf

8. Must be provided at the inception of the escrow account to authorize the tax office to send the tax bill to the mortgage servicer/lender. We don't provide in our system, but a current version can be accessed here:

https://www.nj.gov/dca/divisions/dlgs/programs/tax_collector_docs/me1_initial_tax_authorization_notice.pdf

9. High-Cost Home Loan – must be provided at least 3 business days before closing.