

State Specific Consumer Mortgage Disclosures – Rhode Island

Disclaimer: The material below is for general informational purposes only, and is not intended to be a substitute for professional compliance assistance. Anyone reviewing the below information should contact his or her own compliance professionals to obtain advice with respect to any issues or questions related to a particular transaction. The material below is designed for use by state or federal financial institutions. State licensed lenders or brokers should consult alternate reference materials.

Disclosures	Initial Disclosures	Prior to Closing	At Closing	Disclosures provided by PPDocs, Inc.	PPDocs, Inc. Number	Purchase				Refinance				Misc		State Law Citation	Notes
						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																	
Appraisal Fee Disclosure (Prior to payment of the appraisal fee)	Y	Y	N	Y	6377	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		RI Gen. Laws §19-9-3
Notice of Non-refundability of Loan Fees	Y	N	N	Y	5699	✓	✓	✓	✓	✓	✓	✓	✓	✓			RI Gen. Laws § 34-23-6
Prepayment Penalty Disclosure (Only if prepayment penalty exists)	Y	Y	Y	Y	6368	✓	✓	✓	✓	✓	✓	✓	✓	✓			RI Gen. Laws §§ 34-23-5; 34-25.2-6(b)
Choice of Insurance Disclosure (Non-TILA loans)	Y	Y	Y	Y	6531	✓	✓	✓	✓	✓	✓	✓	✓	✓			RI Gen. Laws §27-29-4(9)(iv)
Title Insurance Disclosure	Y	Y	N	Y	6374	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		RI Gen. Laws §19-9-5 & 6