

State Specific Consumer Mortgage Disclosures - Wisconsin

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																	
Line of Credit Disclosure (At application, or before closing if application not applicable, if the borrower is a resident of Wisconsin)	Y	Y	N	Y	5678									✓		Wis. Stat. Ann. §422.308	
Variable Rate Loan Disclosure (If loan contains variable rate)	Y	Y	N	Y	6110	✓		✓		✓		✓		✓		Wis. Stat. Ann. §138.056(6)	
Variable Rate Prepayment Penalty Disclosure (If loan contains variable rate and prepayment penalty)	Y	Y	N	Y	6112	✓		✓		✓		✓		✓		Wis. Stat. Ann. §138.056(3m)	
Loan Product Choice Disclosure (High Cost/Covered Loan) (If prepayment penalty included)	Y	Y	N	Y	5959	✓		✓		✓		✓				Wis. Stat. Ann. §428.207(2)	
Right to Choose Insurance Provider (If insurance required for transaction)	Y	N	N	Y	5191	✓	✓	✓	✓	✓	✓	✓	✓	✓		Wis. Stat. Ann. §134.10(2)	
Advance Fee Disclosure (If licensee contracts to find or negotiate residential mortgage loan)	Y	N	N	Y	5585	✓		✓		✓		✓		✓		Wis. Admin. Code §43.02(14)	
Election of Property Tax Payment Method (If escrow account required)	N	Y	N	Y	5108	✓				✓				✓		Wis. Stat. Ann. §138.052(5m)(b)	
Notice to Obligors (If co-signor or guarantor is natural person, and lender does not provide copy of each instrument, document, agreement and contract)	N	N	Y	Y	5588	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Wis. Stat. Ann. §422.305	

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						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		
which is signed by the borrower and which evidences a borrower's obligation to pay)																	
Borrower's Right to Cancel Insurance (If property or liability insurance required on loan and is provided by creditor)	N	N	Y	Y	5681	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Wis. Stat. Ann. §424.304(1)	
Precomputed Loan Law Statement (Mortgage Lenders only, if Reg Z disclosures not provided)	N	N	Y	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Wis. Stat. Ann. §138.09(8)	
Disclosure to Borrower (High Cost/Covered Loan) (At least 3 business days before closing)	N	Y	N	Y	5626	✓		✓		✓		✓				Wis. Stat. Ann. §428.208	