

State Specific Consumer Mortgage Disclosures - Wisconsin

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	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	
Application Fee Disclosure	1	Y	Y	N	N	N	N	N/A	✓					✓					Wis. Stat. Ann. §138.052(7e)(b)
Line of Credit Disclosure	2	Y	Y	Y	N	N	Y	5678										✓	Wis. Stat. Ann. §422.308(2)
Variable Rate Loan Disclosure	3	Y	Y	Y	N	N	Y	6110	✓					✓				✓	Wis. Stat. Ann. §138.056(6)
Loan Product Choice Disclosure	4	Y	Y	Y	N	N	Y	5959	✓					✓				✓	Wis. Stat. Ann. §428.207(2)
Mortgage Broker Agreement – Closed-End Transaction (TRID applicable)	5	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓			Wis. Stat. Ann. §224.79(1)
Right to Choose Insurance Provider	6	Y	Y	Y	N	N	Y	5191	✓	✓	✓	✓	✓	✓	✓	✓			Wis. Stat. Ann. §134.10(2)

State Specific Consumer Mortgage Disclosures - Wisconsin

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	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 Broker Agreement – Closed End Transaction (TRID exempt)	5	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓			Wis. Stat. Ann. §224.79(1)
Mortgage Broker Agreement – Open End Transaction	5	N	Y	Y	N	N	N	N/A									✓		Wis. Stat. Ann. §224.79(1)
Consumer Disclosure Statement for Brokerage Services	5	N	Y	Y	N	N	N	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓		Wis. Stat. Ann. §224.79(2)
Advance Fee Disclosure	7	N	Y	Y	N	N	Y	5585	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Wis. Admin. Code §43.02(14)
Election of Property Tax Payment Method	8	Y	Y	Y	Y	N	Y	5108	✓					✓			✓		Wis. Stat. Ann. §138.052(5m)(b)(1)
Notice to Obligors	9	Y	Y	N	N	Y	Y	5588	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Wis. Stat. Ann. §422.305
Borrower’s Right to Cancel Insurance	10	Y	Y	N	N	Y	Y	5681	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Wis. Stat.

State Specific Consumer Mortgage Disclosures - Wisconsin

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	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	
																			Ann. §424.304(1)
Covered Loan Disclosure	11	Y	Y	N	Y	N	Y	5626	✓					✓				✓	Wis. Stat. Ann. §428.208

Notes:

1. Provide before accepting an application for the loan.
2. Federal HELOC disclosure does not satisfy this requirement.
3. Provide when the interest rate may increase or decrease.
4. High-cost home loan – provide when there is a prepayment penalty.
5. Provide before performing mortgage broker duties.
6. Provide when lender requires property insurance.
7. Provide before accepting a fee in connection with the application.
8. Provide if escrow account is required to assure the payment of property taxes.

State Specific Consumer Mortgage Disclosures - Wisconsin

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.

9. Provide to any co-signer or guarantor.
10. Provide when consumer credit insurance included in the transaction.
11. High-cost home loan