

State Specific Consumer Mortgage Disclosures – Wisconsin

Disclaimer: The material below is for general informational purposes only and not for the purpose of providing legal advice. Anyone reviewing the below material should contact his or her own attorney to obtain legal advice with respect to any particular transaction, issue, or problem. The material below is designed for use by state or federal financial institutions. State licensed lenders or brokers should consult alternate reference materials. Use or review of the below materials does not create an attorney-client relationship between PPDocs, Inc. and the user or reviewer.

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																	
Line of Credit Disclosure (At application, or before closing if application not applicable, if the borrower is a resident of Wisconsin) (Subordinate lien only)	Y	Y	N	Y	5678									✓		Wis. Stat. Ann. §422.308(1)	
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)(a)(1)	
Loan Product Choice Disclosure (High Cost/Covered Loan) (If prepayment penalty included)	Y	Y	N	Y	5959	✓		✓		✓		✓				Wis. Stat. Ann. §428.207(2)(b)	
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)	

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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 which is signed by the borrower and which evidences a borrower's obligation to pay) (Subordinate lien only)	N	N	Y	Y	5588			✓	✓			✓	✓	✓	✓	Wis. Stat. Ann. §422.305(1)	
Borrower's Right to Cancel Insurance (If property or liability insurance required on loan and is provided by creditor) (Subordinate lien only)	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	