

KANSAS-HIGH LTV CONSUMER NOTICE

BORROWER
Loan #: 1334880
MIN: 100754400001966751

Date: **FEBRUARY 2, 2021**
Lender: **NEWREZ LLC**
Borrower(s): **LORI BORROWER**
RICK BORROWER
Property Address: **123 MAIN ST., SPRING HILL, KS 66083**
Anticipated Closing Date: **AUGUST 17, 2020**

Dear: **LORI BORROWER** and **RICK BORROWER**

You, the Borrower(s), have applied for a loan which will be secured by a mortgage on your home. **We are required by the Kansas Uniform Consumer Credit Code to provide you with the following information not less than three days prior to the time your loan is made.**

An appraisal is attached (or will be provided to you as soon as available) which estimates that the value of your home may be less than the amount of the loan for which you have been approved (plus any existing mortgage loans you have). If the value of your home is less than the combined amount of all mortgage loans on your home, then you don't have any "equity" in your home. This means, if you were to sell your home, that the sale proceeds may not be enough to repay your mortgage loans. The amount of equity you have in your home depends on how much you pay down your mortgage loans and whether the value of your home increases or decreases.

Under Kansas law, most "unsecured" creditors, such as a credit card lender, cannot obtain a court-ordered lien on your home if you default, which would allow them to foreclose. However, if you give a creditor a mortgage on your home, then the creditor can foreclose on your home if you do not repay the loan. For example, if you refinance unsecured credit card debt with a second mortgage loan, then the second mortgage lender could foreclose on your home if you default. Foreclosure would force you to move and your home would be sold. The sale proceeds would be paid to the holder of the note which your mortgage secures.

You may want to consider credit counseling, which could help you in budgeting and developing a plan to pay off your current debts. Credit counseling is available at little or no cost from non-profit and for-profit entities. Consumer Credit Counseling Service is a nationwide non-profit provider with locations across Kansas. You can call them at #1-800-388-2227 for a referral to a Kansas office which can assist you in person or by phone.

If you have additional questions regarding consumer credit matters, contact the Kansas Office of the State Bank Commissioner at 1-877-387-8523 (toll free) to obtain additional information.

If, within three days after receipt of this notice, you decide not to take the mortgage loan you have applied for, then you are entitled to a refund of any application fee or other amounts you have paid to the Lender. However, you are not entitled to a refund of any *bona fide* out-of-pocket costs that the Lender paid to a third party except for a *bona fide* appraisal fee paid or payable to a person related to the Lender.

This disclosure is being given to you by **NEWREZ LLC**.

The undersigned Borrower(s) acknowledge that they were provided this notice at least three days prior to when the loan is made.

- BORROWER - LORI BORROWER - DATE -

- BORROWER - RICK BORROWER - DATE -

