



**STANLEY CAPITAL**  
**MORTGAGE COMPANY INC.** <sup>TM</sup>  
 270 Sylvan Avenue, Englewood Cliffs, NJ 07632  
 1-888-Stanley 1-201-816-0400 Fax: 201-816-1011  
 www.StanleyCapital.com

Licensed Mortgage Banker, New York State Department of Banking  
**APPLICATION DISCLOSURE TO FIRST MORTGAGE LOAN APPLICANTS**

Applicants: \_\_\_\_\_  
 Property Address: \_\_\_\_\_

Thank you for your application. The following explains our fees in connection with your application.

**FEES**

**Application Fee** \$ \_\_\_\_\_ Fee is in payment for acceptance and processing of the mortgage loan application. Fee is earned upon receipt and is NON-REFUNDABLE even if loan is withdrawn or declined.

**Credit Report Fee** \$ \_\_\_\_\_ Fee is estimated and is to be charged exactly as expended. This fee is earned at time the report is ordered. Borrower may be required to pay additional credit report fees if actual costs exceed this amount. Should Borrower be declined or withdraw prior to ordering, the entire fee will be REFUNDED. Once ordered, only that portion of the fee unused will be REFUNDED.

**Appraisal Fee** \$ \_\_\_\_\_ Fee is earned at time appraisal is ordered. Borrower may be required to pay additional appraisal fees if actual costs exceed this amount. Should Borrower be declined or withdraw prior to ordering, the entire fee will be REFUNDED. Once ordered, only that portion of the fee unused will be REFUNDED

**Total Received At Application** \$ \_\_\_\_\_

**Commitment Fee** \$ \_\_\_\_\_ Fee will be due from Borrower at acceptance of Lenders written commitment. Should the loan fail to close, through no substantial fault of the Borrower, before commitment expiration date, or mutually agreed upon extension, Borrower may: terminate the commitment, whereupon the Lender shall promptly refund any commitment fee paid by the Borrower, or have the commitment extended for a reasonable time, not to exceed 14 days, to permit closing.

**Discount Points** \$ \_\_\_\_\_ Fee to Lender represented as a percentage of the loan amount. Discount Points are paid by Borrower at time of closing. \_\_\_% of Loan Amount

**Interest Rate**

**Lock In Fee** \$ \_\_\_\_\_ If applicable, see Lock In Agreement \_\_\_% of Loan Amount

These fees are the Lenders estimate of the fees or charges the Borrower is likely to incur based upon the lenders current knowledge and prior experience regarding the amounts charged by the third party providers for these services.

**Estimated Time To Issue a Commitment**

The estimated time to process the loan and issue a loan commitment is 45 days. The actual time necessary to process the loan may vary from the estimate due to delays in receiving information from you or your agent. Therefore, the Lender is unable to guarantee that your loan will be approved and closed within the estimated time or prior to the Lock In Expiration date, if applicable.

**Hazard Insurance Disclosure**

**NOTICE TO THE BORROWER**

**YOU WILL BE REQUIRED TO PURCHASE PROPERTY INSURANCE**

**AS A CONDITION OF RECEIVING THE LOAN. YOU WILL NOT BE REQUIRED TO OBTAIN OR MAINTAIN HAZARD INSURANCE IN AN AMOUNT IN EXCESS OF THE REPLACEMENT COST OF THE IMPROVEMENTS ON THE PROPERTY SECURING THE LOAN. YOU MAY SECURE INSURANCE FOM A COMPANY OR AGENT OF YOUR OWN CHOOSING**

**Lender Contact**

Any questions, comments, or concerns regarding the processing of your loan, please forward these in writing to Office Manager, Stanley Capital Mortgage Company, Inc. 270 Sylvan Avenue, Suite 270, Englewood Cliffs, NJ 07632 or call 1-888-STANLEY (782-6539)

Date: \_\_\_\_\_ Borrower \_\_\_\_\_

\_\_\_\_\_ Borrower \_\_\_\_\_

Lender Representative