



STANLEY CAPITALTM
MORTGAGE COMPANY INC.
 270 Sylvan Avenue, Englewood Cliffs, NJ 07632
 1-888-Stanley 1-201-816-0400 Fax: 201-816-1011
 www.StanleyCapital.com

Licensed Mortgage Banker – Pennsylvania Department of Banking

PENNSYLVANIA REFUND OF FEES DISCLOSURE

STANLEY CAPITAL MORTGAGE COMPANY, INC.
 221 W STREET SUITE 23
 FEASTERVILLE TREVOSSE, PA 09053-4116

STANLEY CAPITAL MORTGAGE COMPANY, INC.
 270 SYLVAN AVENUE, SUITE 260
 ENGLEWOOD CLIFFS, NJ 07632

All application and other fees you pay to us or to a third party (for example, appraisers, title agencies and credit reporting agencies) are NON-REFUNDABLE, even if we do not approve your application, except as discussed below and provided under applicable federal law.

If we approve your loan, we will issue to you a loan commitment that will contain an expiration date. We will refund to you all fees that you have paid to us, other than those fees forwarded by us to a third party (for example, appraisers, title agencies and credit reporting agencies), if we do not close your mortgage loan by the expiration of our loan commitment.

However, such fees will not be refunded if the failure to close your loan is due solely to your negligence, your refusal to accept and close on our loan commitment or your refusal or inability to provide information necessary for processing your loan application, including, but not limited to, employment verifications and verifications of deposits.

This disclosure is provided pursuant to the Pennsylvania Mortgage Bankers and Brokers and Consumer Equity Protection Act.

I (We) acknowledge receipt of this disclosure.

 Borrower Date

 Borrower Date

 Borrower Date

 Borrower Date