

Important Ability-to-Repay Notice

Date: _____

Application No.: _____

This Important Ability-to-Repay Notice is being provided to each borrower prior to the signing of the loan documents, but after federal Truth in Lending disclosures have been provided.

In reviewing your credit application, [] has or will consider and verify the following information as it relates to your ability to repay this loan according to its terms as required by applicable law: (1) your current and reasonably expected income and/or assets (other than the value of the dwelling and any attached real property); (2) your current employment status (to the extent that employment income is relied on to determine repayment ability); (3) the monthly payment for principal and interest on the loan; (4) the monthly payment on any simultaneous loan that [] knows or has reason to know will be made; (5) the monthly payment for mortgage-related obligations (e.g., property taxes, certain insurance premiums, fees and special assessments for condominiums, and homeowners association, ground rent, and leasehold payments); (6) your current debt obligations, alimony, and child support; (7) your monthly debt-to-income ratio and/or residual income; and (8) your credit history.

Below and in the attached Application Form (Uniform Residential Loan Application on Fannie Mae Form 1003) and Monthly Living Expenses Worksheet (“the Attachments”) is the information that [] has or will verify and consider in making this loan, as required by applicable law:

Employment and Income

<u>Verified</u>	<u>Source</u>
	Tax returns (Federal or State)
	IRS Form W-2s
	Payroll statements
	Financial institution records
	Employment-related records from your employer (or other verification of employment)
	Government agency records relating to benefits or entitlements
	Other
	Other
	Other

Total Monthly Income: _____ Estimated Monthly Income from Assets: _____

Housing Expenses

<u>Verified</u>	<u>Expense</u>	<u>Monthly Amount</u>
	Monthly Mortgage Payment	
	Simultaneous Loan Mortgage Payment	

	Property Taxes	
	Homeowners Association Dues or Maintenance	
	Insurance Premiums	
	Other	
	Other	

Debts

<u>Verified</u>	<u>Debt Obligation</u>	<u>Monthly Amount</u>
	Installment loans	
	Installment loans	
	Installment loans	
	Revolving charge accounts	
	Real estate loans	
	Student loans	
	Automobile loans	
	Other	
	Other	

Other Obligations (including alimony and child support payments)

<u>Verified</u>	<u>Obligation</u>	<u>Monthly Amount</u>
	Alimony	
	Child support	
	Contingent liabilities (e.g., mortgage assumptions, co-signed obligations)	
	Other	
	Other	

Monthly Living Expenses (see attached worksheet)

The information listed above and in the Attachments was provided by you in your application and interview, and/or in third-party records and other documents (such as credit reports and tax records). Based on its consideration of this information, [] has made a reasonable and good faith determination that you have the reasonable ability to repay this loan according to its terms.

[] wants to make sure that the information listed above is correct and complete. [] is in the business of making loans and collecting loan payments—it has no desire to make a loan that cannot be repaid under the terms of the agreement.

By your signature(s) below, you are confirming that:

- (1) You have read and understand this Important Ability-to-Repay Notice, and the information listed above is correct and complete;
- (2) Your current or reasonably expected income or assets (other than the value of the dwelling and any attached real property) is/are consistent with the information listed above;
- (3) Your current employment status is consistent with the information listed above and/or attached;
- (4) Your current housing expenses, debts, and other obligations (including alimony and child support payments) are consistent with the information listed above;
- (5) You have not applied for or opened any new credit accounts, defaulted on any credit accounts, filed for bankruptcy, or had any judgments entered against you by a court;
- (6) Your living expenses (including expenses for food, clothing, gasoline, health care, and other recurring non-debt obligations) are consistent with the information listed above and in the attached Monthly Living Expenses Worksheet; and
- (7) You have not experienced any other changes from the time you signed or otherwise completed the information listed above and in the attached Application Form and Monthly Living Expenses Worksheet that would reduce your reasonable ability to repay this loan according to its terms.

Borrower(s):

_____	/ /	_____	/ /
(Signature)	DATE	(Signature)	DATE
_____		_____	