How to Complete the Anti-Steering Loan Options Disclosure

Anti-Steering Loan Options Disclosure

Loan Number: _____ Borrower Name: _____

Dear Borrower,

You have applied for a mortgage loan through (mortgage originator name). To ensure you, the borrower(s), has sufficient information to determine the appropriate loan, we are providing you with the following loan options. These loan options provide you with detailed rate and loan cost information to assist you in choosing the correct loan for your particular financial situation. Carefully review the loan options presented below to ensure you have chosen the appropriate option.

Your Loan Options. For each type of transaction in which you expressed an interest, your mortgage broker has obtained loan options from a significant number of the creditors with which your mortgage broker regularly does business. Your mortgage broker has a good faith belief that you likely qualify for the following loans:

Type of Transaction *(check one)* 1 ☐ Fixed Rate ☐ Adjustable Rate			Interest Rate	Total origination points or fees and discount points
Option 1	Loan with the lowest Interest Rate	⇒	2 _____%	6 $_____
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation	⇒	3 %	7 $_____
Option 3	Loan with the lowest total dollar amount for origination points or fees and discount points	⇒	4 _____%	8 $_____
You are applying for a loan with the following terms		⇒	5 _____%	9 $_____

If you expressed an interest in an adjustable rate loan and if the loan's initial rate is fixed for at least 5 years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least 5 years, the Interest Rate is the fully-indexed rate that would be in effect at consummation without regard to any initial discount or premium.

This is not a lock-in agreement or a loan commitment. The interest rate and fees described throughout this disclosure are available on the date the document was prepared and they may be subject to change if you have not locked in your interest rate. If your lender offers rate locks you may be required to lock the rate to obtain the rate and origination cost disclosed above. Additionally, even if your loan is locked, the Interest Rate and fees may be subject to change as the loan is underwritten.

If your lender does offer rate locks and you have not locked your loan, please be aware that interest rates move constantly. The way to set a certain Interest Rate and fees is for your mortgage broker to lock your loan. Once you lock your loan, you are agreeing to close your loan within a certain period of time and at a certain interest rate. If you instruct your mortgage broker to lock your loan, your mortgage broker can explain to you the Interest Rate and fees you will pay.

Be sure that you understand and are satisfied with the product and terms that have been offered to you.

Signed:

Broker Loan Officer Name	Broker Loan Officer Signature	Date
Broker Entity Name	Broker Entity Address & License Number	
Borrower Name	Borrower Signature	Date
Borrower Name	Borrower Signature	Date

Enter **loan number** and **borrower name** to expedite processing.

The loan file must contain an Anti-Steering Loan Options disclosure with a transaction type **(Field 1)** that matches the type of loan the borrower applied for.

The **interest rate and total fees must be completed** for each of the three loan options. These fields may not be left blank or N/A.

Fields 2, 3 and 4 may not be zero or a negative number.

Fields 6, 7 and 8 are required and may be zero or a negative number, if applicable.

Option 1 as listed on the disclosure must contain the lowest interest rate.

Option 3 must contain the lowest points and fees of any of the options.

Fields 5 and 9 should reflect the loan the borrower applied for. These fields **should be accurate at the time the disclosure is made**.

It is acceptable for fields 5 and 9 to vary from the final loan rate and fees.

Option 1 should be the lowest rate on the ratesheet, while Option 3 should be the highest rate on the ratesheet (for the same program)

Rate in Field 5 must be in between rates in Field 2 and Field 4

Dollar amount in Field 9 must be in between dollar amounts in Field 6 and Field 8

All borrowers are required to sign and date the disclosure.

Borrower signature date is required to evidence timing of the disclosure and must be at least one business day prior to closing.

Fields 6, 7, 8 must be calculated using the corresponding rate for that loan Option. The figures should vary and be calculated using same method to calculate Box A of the GFE