

THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977

FAIR LENDING NOTICE

IT IS ILLEGAL TO DISCRIMINATE IN THE PROVISIONS OF OR IN THE AVAILABILITY OF FINANCIAL ASSISTANCE BECAUSE OF THE CONSIDERATION OF:

- 1. TRENDS, CHARACTERISTICS OR CONDITIONS IN THE NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION UNLESS THE FINANCIAL INSTITUTION CAN DEMONSTRATE IN THE PARTICULAR CASE THAT SUCH CONSIDERATION IS REQUIRED TO AVOID AN UNSAFE AND UNSOUND BUSINESS PRACTICE; OR
- 2. RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN OR ANCESTRY.
- 3. PAYLESS4FINANCE™ AND/OR ITS SUCCESSORS ASSIGNS AS PART OF PROCESSING YOUR LOAN APPLICATION FOR A REAL ESTATE LOAN, HAS OR WILL REQUEST A CONSUMER REPORT BEARING ON YOUR CREDIT WORTHINESS, CREDIT STANDING AND CREDIT CAPACITY. THIS NOTICE IS GIVEN PURSUANT TO THE FAIR CREDIT REPORTING ACT OF 1970 SECTION 622, INCLUSIVE. YOU ARE ENTITLED TO SUCH INFORMATION WITHIN 60 DAYS OF WRITTEN DEMAND, THEREFORE MADE TO THE CREDIT REPORTING ACT.

IT IS ILLEGAL TO CONSIDER THE RACIAL, ETHNIC, RELIGIOUS OR NATIONAL ORIGIN COMPOSITION OF A NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION OR WHETHER OR NOT SUCH COMPOSITION IS UNDERGOING CHANGE, OR IS EXPECTED TO UNDERGO CHANGE, IN APPRAISING A HOUSING ACCOMMODATION OR IN DETERMINING WHETHER OR NOT, OR UNDER WHAT TERMS AND CONDITIONS, TO PROVIDE FINANCIAL ASSISTANCE.

THESE PROVISIONS GOVERN FINANCIAL ASSISTANCE FOR THE PURPOSE OF THE PURCHASE, CONSTRUCTION, REHABILITATION OR REFINANCING OF ONE TO FOUR UNIT FAMILY RESIDENCES OCCUPIED BY THE OWNER AND FOR THE PURPOSE OF THE HOME IMPROVEMENT OF ANY ONE TO FOUR UNIT FAMILY RESIDENCE.

IF YOU HAVE ANY QUESTIONS ABOUT YOUR RIGHTS, OR IF YOU WISH TO FILE A COMPLAINT, CONTACT THE MANAGEMENT OF UNION DISCOUNT MORTGAGE, INC. ITS SUCCESSORS AND/OR ASSIGNS OR:

DEPARTMENT OF REAL ESTATE
107 SOUTH BROADWAY
ROOM 5816
LOS ANGELES, CA 90012

DEPARTMENT OF REAL ESTATE
185 BERRY STREET
ROOM 8107
SAN FRANCISCO, CA 94107

NOTICE IN ACCORDANCE WITH EQUAL CREDIT OPPORTUNITY ACT (ECOA)

THE FEDERAL EQUAL OPPORTUNITY ACT PROHIBITS CREDITORS FROM DISCRIMINATION AGAINST CREDIT APPLICANTS ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, MARITAL STATUS, AGE (PROVIDED THE APPLICANT HAS THE CAPACITY TO ENTER INTO A BINDING CONTRACT); BECAUSE ALL OR PART OF THE APPLICANT'S INCOME DERIVES FROM ANY PUBLIC ASSISTANCE PROGRAMS; OR BECAUSE THE APPLICANT HAS IN GOOD FAITH EXERCISED ANY RIGHT UNDER THE CONSUMER CREDIT PROTECTION ACT. THE FEDERAL AGENCY THAT ADMINISTERS COMPLIANCE WITH THE LAW CONCERNING THIS CREDITOR IS THE FEDERAL HOME LOAN BANK BOARD, 600 CALIFORNIA STREET, P.O. BOX 7940, SAN FRANCISCO, CALIFORNIA 94120.

INCOME RECEIVED FROM ALIMONY, CHILD SUPPORT, OR SEPARATE MAINTENANCE NEED NOT BE REVEALED UNLESS YOU CHOOSE SUCH SOURCES TO BE CONSIDERED AS A BASIS FOR REPAYING THIS OBLIGATION. INCOME FROM THESE SOURCES AS WELL AS ANY OTHER SOURCE, INCLUDING PART-TIME OR TEMPORARY EMPLOYMENT WILL NOT BE DISCOUNTED BY THE LENDER BECAUSE OF YOUR SEX, OR MARITAL STATUS; HOWEVER, THE LENDER WILL CONSIDER CAREFULLY THE STABILITY OF ALL INCOME YOU DISCLOSE.

ACKNOWLEDGMENT OF RECEIPT

I / WE HAVE RECEIVED A COPY OF THIS NOTICE AND HAVE BEEN PROVIDED WITH A HUD SETTLEMENT COST BOOKLET IN ACCORDANCE WITH THE REAL ESTATE SETTLEMENT PROCEDURES ACT AND/OR THE FRB/FHLBB CONSUMER HANDBOOK ON ADJUSTABLE RATE MORTGAGES AND THE APPLICABLE ARM PRODUCT BROCHURE.

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