

CREDIT SCORE DISCLOSURE EXCEPTION NOTICE

Risk-Based Pricing Disclosure — 12 Code of Federal Regulations §1022.74(d)(1)

NOTE: This form is used by a mortgage loan originator (MLO) after receiving an applicant's credit report and prior to closing, to disclose to the applicant their credit scores and the Credit Bureaus which provided them, and inform the applicant the lender uses information in a consumer credit report to set the terms of a consumer mortgage.

DATE: _____, 20_____, at _____, California.

Items left blank or unchecked are not applicable.

TO BORROWER:

Name: _____

Address: _____

Phone: _____

Email: _____

Application Number: _____

FROM LENDER/LOAN BROKER:

Loan Representative: _____

CalBRE #: _____ NMLS #: _____

Lender: _____

CalBRE #: _____ NMLS #: _____

Address: _____

Phone: _____

Email: _____

**NOTICE TO HOME LOAN APPLICANT
California Civil Code §1785.20.2**

In connection with your application for a home loan, the lender must disclose to you the score that a Credit Bureau distributed to users and the lender used in connection with your home loan, and the key factors affecting your credit scores.

The credit score is a computer generated summary calculated at the time of the request and based on information a Credit Bureau or lender has on file. The scores are based on data about your credit history and payment patterns. Credit scores are important because they are used to assist the lender in determining whether you will obtain a loan. They may also be used to determine what interest rate you may be offered on the mortgage. Credit scores can change over time, depending on your conduct, how your credit history and payment patterns change, and how credit scoring technologies change.

Because the score is based on information in your credit history, it is very important that you review the credit-related information that is being furnished to make sure it is accurate. Credit records may vary from one company to another.

If you have questions about your credit score or the credit information that is furnished to you, contact the Credit Bureau at the address and telephone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The Credit Bureau plays no part in the decision to take any action on the loan application and is unable to provide you with specific reasons for the decision on a loan application.

If you have questions concerning the terms of the loan, contact the lender.

1. This notice regards loan number: _____.

2. Borrower's credit score: _____.

Your credit score is a numerical value that reflects the information contained in your credit report. Your credit score affects whether or not you will be approved for a mortgage, and on what terms.

Your credit report constitutes a record of your credit history, including whether you timely pay your bills and how much you owe to creditors. Your credit score will change in response to changes in your credit history.

3. Name of Credit Bureau that issued credit report:

Equifax
PO BOX 740241, Atlanta, GA 30374
1-800-685-1111

Experian
PO BOX 2002, Allen, TX 75013
1-888-397-3742

TransUnion
PO BOX 1000, Chester, PA, 19022
1-800-888-4213

Name: _____
Address: _____
Phone: _____

4. Date credit report was generated: _____, 20____.

5. Credit scores under the model used by the Credit Bureau range from a low of _____ to a high of _____. The higher your score, the more likely you are to receive preferable mortgage terms.

6. Your credit score ranks higher than _____% of U.S. consumers.

See the attached bar graph of the distribution of credit scores among applicants who are scored under the same scoring model used to generate your credit score.

7. Key factors that adversely affected your credit score in order of significance: _____

_____. [See RPI 217-2]

8. You are encouraged to verify the accuracy of the information contained in the credit report and may dispute any inaccurate information within it by contacting the Credit Bureau which issued the report.

9. You may obtain copies of your credit report directly from the Credit Bureau which issued the report at the address identified in Section 3 above.

10. You have the right to obtain a free credit report from each of the Credit Bureaus every 12 months.

Online: Go to *www.annualcreditreport.com*

Phone: Call 1-877-322-8228

Mail: Mail a completed Annual Credit Report Request Form available at: *www.ftc.gov/bcp/conline/include/requestformfinal.pdf* to:

Annual Credit Report Request Service
PO BOX 105281
Atlanta, GA 30348-5281

11. For more information about credit reports and your legal rights, go to the Consumer Financial Protection Bureau's (CFPB's) *website: www.consumerfinance.gov/learnmore/*

I have received a copy of this notice.

Date: _____, 20____

Date: _____, 20____

Borrower's name: _____

Borrower's name: _____

Signature: _____

Signature: _____