



Mortgage Solutions MBFA State Disclosure Matrix						
State	Timing of Disclosure	Name of Disclosure	License Type	Form	Signature Requirements	Broker Instructions
ALABAMA	Initial Disclosure: Within 3 business days following the receipt of an application and prior to accepting any moneys from borrower	AL or Multi-State Mortgage Broker Loan Origination Agreement	Broker	Multi-State Mortgage Broker Fee Agreement	Borrower(s)	Broker is required to provide MSF with a copy of the completed form for all loans. Form must be signed prior to borrower paying the Broker any advance fees (appraisal, credit report, etc.). Note: a Multi-State Mortgage Broker Fee Agreement IS an acceptable substitute for this state specific form. Mortgage Brokers Licensing Act Ala. Code §5-25-12(a)
CALIFORNIA	Initial Disclosure: Within 3 business days following the receipt of an application	CA Loan Brokerage Agreement	Broker is Department of Business Oversight (DBO) / CFL / RMLA licensee	CA Loan Brokerage Agreement	Borrowers and Licensed LO	Required for all loans <u>if</u> broker is CRMLA licensee. Cal. Fin. Code §50701
DELAWARE	Initial Disclosure: Within 3 business days following the receipt of an application	DE Mortgage Broker Agreement	Broker	DE Mortgage Loan Broker Disclosure	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: A Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. Del. Admin. Code 5 2104, 1.0
ILLINOIS	At Application: Within 3 business days following the receipt of an application	IL Loan Brokerage Agreement	Broker (Banks are excluded)	IL Loan Brokerage Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form NOTE: Loan Brokerage Disclosure Statement AND Loan Brokerage Agreement may be combined - sample form provided. Ill. Admin. Code tit. 38, §1050.1010
LOUISIANA	At Application: Within 3 business days following the receipt of an application	LA Loan Brokerage Agreement and Disclosure Statement	Broker	LA Loan Brokerage Agreement and Disclosure	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is an acceptable substitute for this state specific form. La. Rev. Stat. Ann. §9:3572.11
MAINE	At Application: Within 3 business days following the receipt of an application and prior to accepting any moneys from borrower	ME Mortgage Broker Agreement	Broker	ME Mortgage Broker Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the completed form for all loans. Form must be signed prior to the borrower paying the Broker an advance fee (appraisal, credit report, etc.). Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. Me. Rev. Stat. Ann. tit. 9-A, §10-302

MARYLAND	Initial Disclosure: Within 10 business days following the receipt of an application	MD Brokers Finders Fee Agreement (Multi-State Mortgage Broker Fee Agreement and Disclosure is acceptable)	Broker	Multi-State Mortgage Broker Fee Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is an acceptable substitute for this state specific form. Md. Code Ann. Comm. Law §12-805(d)
MINNESOTA	At Application: Within 3 business days following the receipt of an application and prior to accepting an advance fee (compensation) from borrower	MN Residential Mortgage Originator Contract (aka Advance Fee Disclosure)	Broker & MSF (Banks are included)	MN Mortgage Originator Contract	Borrower(s)	1) Broker is required to provide MSF with a copy of the completed form for loans if the Broker collects/solicits an advance fee (compensation to broker) from the borrower. 2) Appraisal/Credit Report fees are not considered "advance fees", however, there must be proof in the file that the borrower directly paid a 3rd party vendor for the service. If the broker accepts a 'check' for an Appraisal/Credit report fee, the funds must be placed into a "trust account". Contact the state with any questions. Minn. Stat. Ann. §58.16
MISSOURI	At Application: Within 3 business days following the receipt of an application and prior to accepting any moneys from borrower	MO Loan Brokerage Disclosure Statement and Fee Agreement	Broker (Banks are included)	MO Loan Brokerage Disclosure Statement & Fee Agreement	Borrower(s) are required to sign. Broker is required to sign <u>only if</u> the form has an applicable signature line	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Form must be signed prior to the borrower paying the Broker an advance fee (appraisal, credit report, etc.). Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. Mo. Rev. Stat. Ann. §443.867 375.937
MONTANA	At Application: Within 3 business days following the receipt of an application and prior to accepting any moneys from borrower	MT Mortgage Loan Origination Disclosure	Broker (Banks are included)	MT Mortgage Loan Origination Disclosure	Borrower(s) are required to sign. Broker is required to sign <u>only if</u> the form has an applicable signature line	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Form must be signed prior to the borrower paying the Broker an advance fee (appraisal, credit report, etc.). Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form.
NEBRASKA	At Application: Within 3 business days following the receipt of an application	NE or Multi-State Broker Agreement	Broker	Multi-State Mortgage Broker Fee Agreement	Yes, Borrower and Broker	Broker is required to provide MSF with a copy of the completed and signed form. Note: a Multi-State Mortgage Broker Fee Agreement is an acceptable substitute for this state specific form. Neb. Rev. Stat. §45-191.04
NEVADA	At Application: Within 3 business days following the receipt of an application	Multi-State Broker Agreement	Broker	Multi-State Mortgage Broker Fee Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is an acceptable substitute for this state specific form.
NEW JERSEY	Initial Disclosure: Within 3 business days following the receipt of an application	NJ Mortgage Broker Service Agreement Disclosure	Broker	NJ Mortgage Broker Service Agreement Disclosure	Borrower(s)	Broker is required to provide MSF with a copy of the signed, completed form for all loans. N.J. Admin. Code tit. 3, §1-16.10 Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form.

NORTH CAROLINA	Initial Disclosure: Within 3 business days following the receipt of an application	NC Mortgage Broker Fee Disclosure	Broker	NC Mortgage Broker Fee Disclosure	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. N.C. Gen. Stat. §53-244.109(5)
NORTH DAKOTA	At Application: Within 3 business days following the receipt of an application and prior to accepting any moneys from borrower	ND Money Broker Contract	Broker	ND Money Broker Contract	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the completed form for all loans. Form must be signed prior to the borrower paying the Broker an advance fee (appraisal, credit report, etc.). N.D. Admin. Code §13-05-01-02
SOUTH CAROLINA	Initial Disclosure: Within 3 business days following the receipt of an application (must be provided with the LE)	SC Mortgage Broker Fee Agreement	Broker	SC Mortgage Broker Fee Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. S.C. Code Ann. Regs. §28-400
VERMONT	At Application: Within 3 business days following the receipt of an application and prior to accepting any moneys from borrower	VT Mortgage Broker/Prospective Borrower Agreement	Broker	VT Broker Prospective Borrower Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the completed form for all loans. Form must be signed prior to the borrower paying the Broker an advance fee (appraisal, credit report, etc.). Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. Vt. Stat. Ann. tit. 8, §2219
WISCONSIN	Initial Disclosure: Within 3 business days following the receipt of an application	WI Mortgage Broker Agreement	Broker	WI Mortgage Broker Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Note: a Multi-State Mortgage Broker Fee Agreement is not an acceptable substitute for this state specific form. Wis. Admin. Code DFI-Bkg 44.01(1)
WYOMING	Initial Disclosure: Within 3 business days following the receipt of an application	WY Mortgage Broker Agreement	Broker	WY Mortgage Broker Agreement	Borrowers and Licensed LO	Broker is required to provide MSF with a copy of the signed, completed form for all loans. Wyo. Stat Ann. §40-23-114
10.31.2019						