

COMMONWEALTH BANK

Important Mortgage Application Disclosures

REQUIRED DISCLOSURES IN CERTAIN REAL ESTATE TRANSACTION

(As provided in Chapter 184 of the General Laws as amended)

- (1) The responsibility of the attorney for the mortgagee is to protect the interest of the mortgagee.
- (2) The mortgagor may, at his/her own expense, engage an attorney of his/her own selection to represent his/her own interests in the transaction.

MASSACHUSETTS ANTI-DISCRIMINATION NOTICE

Massachusetts law prohibits creditors from discriminating against credit applicants on the basis of ethnicity, race, color, religion, sex, gender identity, sexual orientation (not where minor children are the sex object), marital status, children, national origin, genetic information, ancestry, age (provided that applicant has the capacity to enter into a binding contract), handicap or because all or part of the applicant's income derives from any public assistance program. The state agency that administers compliance with the state law concerning this Creditor is:

The Massachusetts Commission Against Discrimination
One Ashburton Place
Boston, MA 02108

FAIR LENDING POLICY STATEMENT TO APPLICANTS

You've Made an Important Decision

You have decided to apply for a loan to meet your home financing needs. A mortgage is a very important financial obligation and your home is an investment in your future. Thank you for considering Commonwealth Bank as your lender. We would like you to be a part of our family of mortgage borrowers and encourage you to complete an application with our bank.

Fair and Equal Treatment

Every mortgage applicant is considered on an impartial basis, regardless of race, color, age (applicants must be 18 years of age) religion, handicap, national origin, sex or marital status. Employees of Commonwealth Bank each share in the bank's mission toward fair and equal treatment. All of our employees share in the bank's pledge for fairness and work together as a team to assure you of the best possible effort and quality service.

Our Application Process

We offer a variety of loan programs at competitive rates, terms and down payment options. We are especially mindful of the kinds of houses built in Boston and neighboring communities and also offer land loans, home improvement, rehabilitation and construction loans. Most first-time homebuyer programs, down payment assistance funds and other special affordable housing programs have eligibility requirements based on geographic location and household income. Once we understand your real estate situation, we'll suggest all applicable product options. All loan applications require acceptable and verifiable sources of income, down payment funds and credit history. A property inspection and written report is completed by a licensed, independent appraiser.

FEDERAL FAIR CREDIT REPORTING ACT AND MASSACHUSETTS LAW

In compliance with the Federal Fair Credit Reporting Act and Massachusetts Law, we are informing you that a credit report will be made. This credit report may include information concerning residence, employment, and a historical payment record of present and previous accounts.

EQUAL CREDIT OPPORTUNITY NOTICE AND FAIR CREDIT HOUSING ACT

The Federal Equal Credit Opportunity Act and the Fair Credit Housing Act prohibit creditors from discriminating against applicants on the basis of race, color, religion, national origin, sex, marital or familial status, handicap or age (provided the applicant has the ability to enter into a binding contract); because all or part of the applicant's income is derived from any public assistance program or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency which administers compliance with this law concerning this creditor is the Federal Deposit Insurance Corporation, 1100 Walnut Street, Box 11, Kansas City, MO 64106.

APPLICATION DISCLOSURES

- Your Home Loan Toolkit – A step-by-step guide from the CFPB, Consumer Financial Protection Bureau
- Privacy Notice
- Initial ARM Disclosure and the Consumer Handbook On Adjustable-Rate Mortgages, if applicable

I/We acknowledge receipt of the above disclosures on or before the date of application

Applicant

Date

Applicant

Date