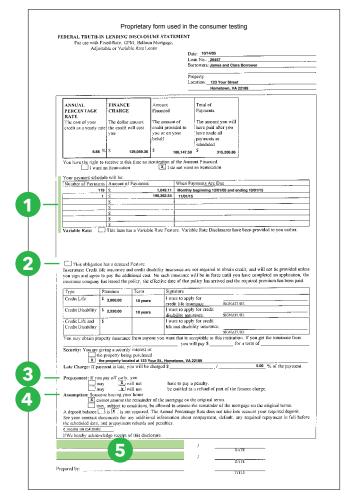# Truth in Lending Disclosure

This document summarizes the terms and conditions of your mortgage. **Review the terms carefully** to make sure that you are getting the loan you signed up for! The numbers and features should match the Truth In Lending disclosure that you received when you applied for your mortgage. If the numbers are different, ask your lender why.

Breaking down the form

1. This table lists the payments you will have to make. If you have an Adjustable Rate Mortgage (ARM) or a balloon loan, it is especially important to understand how your payments will change over time.

2. Check to see if this box is checked. If this box is checked (demand feature), this would allow the lender to demand repayment of the principal and interest amount of the loan for any reason. Be sure to check your mortgage contract (Deed of Trust) for any demand features and discuss them carefully before signing up for it.

3. This section defines what happens if you want to sell your home, refinance, or otherwise pay your loan off early. If the box is checked indicating that you may have to pay a penalty, make sure you understand what circumstances will trigger a penalty and how much the penalty will be. In most cases, if you pay off your loan early, you will not be entitled to a refund of the interest and finance charges already paid. If the box is checked

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indicating that you may be entitled to a refund, make sure to ask your lender in what circumstances you will be eligible for a refund.

4. This section defines what happens when someone else eventually buys your home. In most cases, the buyer will need to get a new mortgage. In some cases, the buyer may

be able to "assume" your mortgage and simply take over making the payments.

5. Your signature on this form does not mean that you agree with this information, it just means that you have received it. If you have questions about the information on this form, contact your lender right away.

cfpb Consumer Financial Protection Bureau

Learn more at consumerfinance.gov/owning-a-home