



Illinois State Disclosures

This matrix is distributed to provide general information about the subject matter covered and should not be utilized as a substitute for professional advice for your specific situation. If you require such advice, please consult with your own professional advisers. Please note that investors, lenders, and title companies may have different requirements than those set forth below. Please consult with the appropriate parties.

No	DESCRIPTION	DOCMAGIC PACKAGE TYPE	LENDER/BROKER	GOVERNING LAW	RULES	FORMAT NAME	SIGNATURE SELECTION
1	Borrower Information Document	Initial, Closing	Lender, Broker	38 IL ADC 1050	No Rules	ILBID2.MSC	Individual, Officer, Co-Signer
2	Collateral Protection Insurance Notice	Closing	Lender	815 ILCS 180/10; 815 ILCS 5/3	Give at the time of credit agreement.	ILCPIN.MSC	Individual, Officer, Co-Signer
3	Description of Underwriting Criteria and Required Documentation	Initial	Lender	38 IL ADC 1050.1120	Give at the time of application.	ILDOUC.MSC	Individual, Officer
4	Escrow Disclosure Agreement	Closing	Lender	38 IL ADC 1050.1360	No Rules	ILEDA.MSC	Individual, Officer, Co-Signer
5	Escrow Election Letter	Closing	Lender	38 IL ADC 1050.1360	Impounds; Applies when lender elects to require maintenance of an escrow account or other specific arrangement for the payment of taxes.	ILEEL.MSC	Individual, Officer
6	Failure to Close Within Specified Commitment Period Disclosure	Closing	Lender	38 IL ADC 1050.1355	Give immediately after loan fails to close within a specific commitment period.	ILFTC.MSC	Individual, Officer
7	FHA/VA Allowed/Disallowed Borrower Paid Charges Disclosure	Initial, Closing	Lender, Broker	38 IL ADC 1050.1320(b)	No Rules	ILFHAVA.MSC	Individual, Officer
8	Loan Brokerage Agreement	Initial, Closing	Broker	38 IL ADC 1050.1010	Give before the borrower signs a loan brokerage agreement or gives the licensee any consideration, whichever comes first.	ILLBA.MSC	Individual, Officer
9	Loan Brokerage Disclosure Statement	Initial, Closing	Broker	38 IL ADC 1050.1020	Give before borrower signs a loan brokerage agreement or gives the licensee any consideration, whichever comes first.	ILLBDS.MSC	Individual, Officer



No	DESCRIPTION	DOCMAGIC PACKAGE TYPE	LENDER/BROKER	GOVERNING LAW	RULES	FORMAT NAME	SIGNATURE SELECTION
10	Loan Product Choice	Initial, Closing	Lender, Broker	205 ILCS 635/5-8	Selects only if property type not equal to Commercial, Land & Lots, Multifamily; Occupancy Status = Owner-Occupied or Second Home	ILLPC.MSC [18]	Individual, Officer
11	Mortgage Awareness Program Notice	Initial, Closing	Lender, Broker	815 ILCS 137/110; 38 IL ADC 1050.1830	High Cost; Give prior to making a high risk home loan.	ILMAPN.MSC	Individual, Officer, Title Only, Co-Signer
12	Mortgage Escrow Account Act S.B. 529	Closing	Lender, Broker	765 ILCS 910/5, 910/6, 910/7, 910/8, 910/9, 910/10, 910/11; 38 IL ADC 1050.1360	No Rules; Give at the time of closing.	ILMEA.MSC	Individual, Officer, Co-Signer
13	Notice of Choice of Agent or Insurer	Initial, Closing	Lender	215 ILCS § 5/1412	All loans	ILNCAI.MSC	Individual, Officer
14	Notice of Material Change in Loan Terms	Initial, Closing	Lender, Broker	205 ILCS 635/5-9	Selects only if property type not equal to Commercial, Land & Lots, Multifamily; Occupancy Status = Owner-Occupied or Second Home	ILNMCLT.MSC [18]	Individual, Officer
15	Notice to Borrower High Risk Home Loan	Initial, Closing	Lender, Broker	815 ILCS 137/95	High Cost; Notice in writing followed by signed acknowledgment of having received the Notice.	ILNTBHR.MSC	Individual, Officer
16	Waiver of Participation	Closing	Lender, Broker	815 ILCS 137/110; 38 IL ADC 1050.1830	The borrower may waive participation in the Program, provided that the waiver occurs no less than 2 business days after the day that the borrower receives the Information Notice and that the waiver is in writing in a form approved by the Commissioner and the Director.	ILWOP.MSC	Individual, Officer, Co-Signer

[18] New Form as of June 1, 2008