

## Zero Tolerance Loan Fraud Agreement

Foreclosure and other horrific consequences are likely to occur when a loan is based on fraudulent information or process. County Mortgage, LLC will take certain steps to review the loan origination, submission and closing practices to attempt to ensure that loan fraud has not occurred. Most importantly, for the benefit of the consumer, it is critical to ensure that each loan is properly originated, processed and closed so that your financial and home ownership goals are achieved.

The secondary market has developed many reduced documentation mortgage loans such as state income loans, NINA (no income, no asset) information loans, NIV (no income verification) loans, no ratio loans, and low and no documentation loans. These loan programs may be more expensive than a fully documented loan program and are intended to assist borrowers who may not be willing or able to qualify for, or document the information required in, a fully documented loan program. Please understand that although the reduced documentation mortgage loans may require less information or verification, loan fraud can still occur. You should carefully review and consider the loan program and product that is best for you and never engage in, or allow, a misstatement of your information to occur when applying for a loan. Whether you are applying for a fully documented loan or one of the reduced documentation programs referenced above, it is critical to avoid loan fraud.

Any of the following types of conduct may constitute fraud:

- Submission of inaccurate information, including any false income, employment or other statement on the loan application and the falsification of documentation purporting to substantiate credit, employment, income, deposit and asset information or personal information including identity, or ownership of the real property.
- Forgery or misrepresentation of partially accurate information.
- Inaccurate representation of current or intended future occupancy as agreed in the security instrument.
- Failure to disclose any required information.

County Mortgage, LLC has a zero tolerance for fraudulent conduct and requires your assistance in confirming that none of the following has occurred in your loan process application process:

- I have not signed a blank or incomplete mortgage loan application or mortgage loan document
- I have not allowed or determined that any third party, including the mortgage broker or lender, has signed a mortgage loan application or mortgage loan document on my behalf.
- I have not been induced, instructed or influenced in any way by anyone to falsify income or asset information on a mortgage loan application or mortgage loan documents, or to sign the application or other documents and the information provided is truthful, complete and accurate.

- I have been advised that it is a prohibited act or practice for a mortgage broker or mortgage lender to pressure or coerce a consumer to sign a mortgage loan application or mortgage loan documents by misrepresenting or omitting crucial information about the terms of the mortgage. I have been advised to ask questions, review all disclosures from both mortgage broker and lender, as applicable and to carefully read and review all documents.
- I have been encouraged to seek independent legal advice to assist me in representing my interest in the completion of the mortgage transaction. I also understand that the closing attorney does not represent my interests.
- If applicable, I have not been required to use the real estate services of a particular agent or broker.
- My loan officer has discussed with me the different loan programs available, ranging from fully documented loan programs to the reduced documentation programs referenced in this form. I have been advised to consult with my legal, tax and financial advisor(s) to help me make the best choice in determining which loan program is available and right and right for me.

I am aware that loan fraud can result in:

- Acceleration of debt as mandated in the security instrument (mortgage);
- Criminal and/or civil action against me;
- Termination of employment;
- Forfeiture of any professional license;
- Adverse long-term effect on credit history.

I have carefully read this form and either sought, or waived, independent advice of counsel. I understand that the mortgage broker and lender are rendering services and making the subject loan(s) in consideration of the representations herein and I do hereby confirm that all statements made by me, including those set forth in this form and all statements made in the loan application and closing process are complete, truthful and accurate.

\_\_\_\_\_  
Borrower's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Borrower's Signature

\_\_\_\_\_  
Date