

# TRUTH-IN-LENDING DISCLOSURE STATEMENT

(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)

Applicants:

Prepared By: **Flagship Financial Group LLC**  
**251 W RIVERPARK DRIVE #100**  
**Provo , UT 84604**  
**888-657-2848**

Property Address:

Application No:

Date Prepared:

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS
The cost of your credit as a yearly rate	The dollar amount the credit will cost you	The amount of credit provided to you or on your behalf	The amount you will have paid after making all payments as scheduled
%	\$	\$	\$

**REQUIRED DEPOSIT:** The annual percentage rate does not take into account your required deposit  
**PAYMENTS:** Your payment schedule will be:

Number of Payments	Amount of Payments **	When Payments Are Due	Number of Payments	Amount of Payments **	When Payments Are Due	Number of Payments	Amount of Payments **	When Payments Are Due
		Monthly Beginning:			Monthly Beginning:			Monthly Beginning:

**DEMAND FEATURE:** This obligation has a demand feature.  
 **VARIABLE RATE FEATURE:** This loan contains a variable rate feature. A variable rate disclosure has been provided earlier.

**CREDIT LIFE/CREDIT DISABILITY:** Credit life insurance and credit disability insurance are not required to obtain credit, and will not be provided unless you sign and agree to pay the additional cost.

Type	Premium	Signature
Credit Life		I want credit life insurance. Signature:
Credit Disability		I want credit disability insurance. Signature:
Credit Life and Disability		I want credit life and disability insurance. Signature:

**INSURANCE:** The following insurance is required to obtain credit:  
 Credit life insurance    Credit disability    Property insurance    Flood insurance  
 You may obtain the insurance from anyone you want that is acceptable to creditor  
 If you purchase    property    flood insurance from creditor you will pay \$                      for a one year term.

**SECURITY:** You are giving a security interest in:  
 The goods or property being purchased                       Real property you already own.

**FILING FEES:** \$  
**LATE CHARGE:** If a payment is more than                      days late, you will be charged                      % of the payment

**PREPAYMENT:** If you pay off early, you  
 may                       will not                      have to pay a penalty.  
 may                       will not                      be entitled to a refund of part of the finance charge.

**ASSUMPTION:** Someone buying your property  
 may                       may, subject to conditions                       may not                      assume the remainder of your loan on the original terms.  
 See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date and prepayment refunds and penalties  
 \* means an estimate                       all dates and numerical disclosures except the late payment disclosures are estimates.

\*\* NOTE: The Payments shown above include reserve deposits for Mortgage Insurance (if applicable), but exclude Property Taxes and Insurance.

THE UNDERSIGNED ACKNOWLEDGES RECEIVING A COMPLETED COPY OF THIS DISCLOSURE.

\_\_\_\_\_  
 (Applicant)                      (Date)                      \_\_\_\_\_  
 (Applicant)                      (Date)                      (Applicant)                      (Date)

\_\_\_\_\_  
 (Lender)                      (Date)