Utah Advance Fee Disclosure

Pursuant to Utah Code Ann. §70D-1-6

In order to proceed with your residential mortgage loan application, you must first deposit funds for payment of the fees listed below.

Application Fee: **$_____**
A fee for the initial processing of a mortgage loan application.

Credit Report Fee: **$_____**
A fee for a report detailing an individual's credit history and current status of an individual's credit standing prepared by a credit bureau and used in determining a loan applicant's creditworthiness.

Property Appraisal Fee: **$_____**
A fee for an independently and impartially prepared written statement expressing an opinion as to the defined value of an adequately described property as of a specific date, that is supported by the presentation and analysis of relevant market Information.

Other: **$_____**
Description:

TOTAL REQUIRED DEPOSIT **$_____**

The application fee is: ☐ refundable ☐ non-refundable.
If refundable, the terms and conditions for obtaining a refund are as follows:

The credit report fee, property appraisal fee, and all other third-party fees are non-refundable except that amounts collected in excess of the actual cost of such services will be refunded. If the credit report, property appraisal, or any other third-party service has not been performed, the fee for such service will be refunded in full.

The credit report fee, property appraisal fee, and all other third-party fees are estimates of the actual cost of the services. Should the actual costs exceed the estimate, you understand that you must pay the remaining balance at or prior to closing.

ACKNOWLEDGEMENT
I/we have read the above document and acknowledge receiving a copy by signing below.

_____ _____ _____ _____
Borrower Date Borrower Date

This disclosure must be provided prior to accepting any fee or deposit from an applicant for a mortgage loan.

NOTICE: Newfi Lending provides this material to facilitate the identification of state-specific documentation necessary to a mortgage loan transaction. This does not constitute legal advice or counsel.