

Sample Partial Exemption Disclosure (DPL/DPL+)

Borrower(s): _____

I/we are giving a security interest in the property located at:

(Address) _____

(Lender) _____

is providing a Deferred Payment Loan (DPL) for the purpose of acquiring the property described above.

1. **Security.** You are giving a security interest in: ☐ The property being purchased ☐ Other property
2. **Loan proceeds.** May be applied toward the down payment/closing cost requirements of the first mortgage loan.
3. **Terms.** The DPL is a zero percent interest, deferred, balloon payment loan. No payments are required during the term of the loan but payment is due in full at the end of the loan term (balloon payment). If the home is sold, the first mortgage loan is refinanced, or the first mortgage loan is paid in full prior to the end of the loan term then the DPL becomes due and must be repaid in full.
4. **No Prepayment Penalty.** The DPL may be prepaid at any time, in part or in full, without penalty. If prepayment occurs, you will not be entitled to a refund of part of the finance charge.
5. **Assumption.** The DPL is not assumable. You should refer to the security instrument for more information.
6. **Late charge.** There is no late charge if a payment is late.

Amount Financed	Finance Charge	Total Payments	Annual Percentage Rate
The amount of credit provided to you.	The dollar amount the credit will cost you.	The amount you will have to pay when this loan is paid in full.	The cost of your credit as a yearly rate, including the Finance Charge.
\$	\$	\$	%

Your payment schedule will be:

Number of Payments	Amount of Payment	When Payment is Due
1	\$	At end of the loan term or during the loan term if the home is sold, the first mortgage loan is refinanced, or the first mortgage loan is paid in full prior to the end of the loan term.

Balloon Payment. The final balloon payment of \$ _____ is due on _____ which is the date of the end term of the loan.

Insurance. 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	I want this insurance:
Credit Life	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, then sign:
Credit Disability	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, then sign:
Credit Life and Disability	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, then sign:

You may obtain property insurance from anyone you want that is acceptable to _____ (lender). If you get the insurance from _____ (lender), you will pay \$ _____.

Borrower Paid Closing Costs (Itemize list)	Lender Paid Closing Costs (Itemize list)

Fees. Total fees charged to borrower are less than 1 percent? ☐ Yes ☐ No

Breakdown of Costs. You have the right to receive at this time an itemization of the Amount Financed.

☐ I want an itemization ☐ I do not want an itemization.

I/we hereby acknowledge receipt of this disclosure:

Borrower _____ Date _____

Borrower _____ Date _____