



## CUSTOMER IDENTIFICATION PROGRAM NOTICE TO CUSTOMERS

### **IMPORTANT INFORMATION YOU NEED TO KNOW ABOUT OPENING A NEW ACCOUNT**

To help the government fight the funding of terrorism and money laundering activities, federal law requires financial institutions to obtain, verify and record information that identifies each person who opens an account.

**What this means for you:** When you open an account, Sente will ask for your name, date of birth, Address, and other information that will allow us to identify you. We will also ask to see your driver's license or other identifying documents.

Sente Mortgage will follow this law by obtaining identifying information, including a valid form of picture identification, and verifying the information you provide. Identification will be requested from existing customers because original documentation may not have been obtained when the account was originally opened.

# **NOTICE TO BORROWERS**

## **CERTAIN LOAN AGREEMENTS MUST BE IN WRITING**

TEXAS LAW (Section 26.02, Business and Commerce Code) requires that all financial institutions conspicuously post notices summarizing requirements that loan agreements be in writing. You should know that:

- An agreement, promise, or commitment to loan more than \$50,000 **MUST BE IN WRITING AND SIGNED BY THE LENDER OR IT WILL BE UNENFORCABLE.**
- The written loan agreement will be the **ONLY** source of rights and obligations for agreements to lend more than \$50,000.
- Oral agreements relating to loans over \$50,000 are **NOT EFFECTIVE** either to establish a commitment to lend or to vary the terms of a written loan agreement.

As part of the documentation required for loans over \$50,000, **BORROWERS MUST BE PROVIDED AND MUST SIGN A NOTICE** conspicuously stating that:

**THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.**

The notice set forth above, which must be signed by both the borrower and the financial institution, can be in a separate document or incorporated in one or more of the documents constituting the loan agreement. The notice must be in type that is bold faced, capitalized, underlined or otherwise set out from surrounding written material so as to be conspicuous.

The finance commission shall provide the preceding notice in dimensions and print which it determines is appropriate to fully inform borrowers of the requirements of the Business and Commerce Code, 26.02



## HOME MORTGAGE DISCLOSURE ACT NOTICE

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age and income of applicants and borrowers; and information about loan approvals and denials. HMDA data for many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's Web site ([www.consumerfinance.gov/hmda](http://www.consumerfinance.gov/hmda)). HMDA data for many other financial institutions are also available at this Web site.

# TEXAS CONSUMER COMPLAINT NOTICE

Sente Mortgage is licensed under the laws of the State of Texas and by state law is subject to regulatory oversight by the Department of Savings and Mortgage Lending. Any consumer wishing to file a complaint against Sente Mortgage should complete, sign, and send a complaint form to the Department of Savings and Mortgage Lending, 2601 North Lamar, Suite 201, Austin, Texas 78705.

Complaint forms and instructions can be downloaded and printed from the Department's website located at:

[http://www.sml.texas.gov/ConsumerInformation/tdsml\\_consumer\\_complaints.html](http://www.sml.texas.gov/ConsumerInformation/tdsml_consumer_complaints.html)

Or, a complaint form can be requested from the Department upon request by mail at the address above, by telephone at its toll-free consumer hotline at 877-276-5550, by fax to 512-475-1360, or by email at [SMLinfo@sml.state.tx.us](mailto:SMLinfo@sml.state.tx.us).

The department maintains the mortgage broker recovery fund to make payments of certain types of judgments against a mortgage broker or loan officer. Not all claims are compensable and a court must order the payment of a claim from the recovery fund before the Department may pay a claim. For more information about the recovery fund, please consult subchapter F of the Mortgage Broker License Act on the Department's website: <http://www.sml.tx.us>