

BASS FINANCIAL CORPORATION

BASS FINANCIAL CORP. 191 WAUKEGAN ROAD SUITE # 105, NORTHFIELD, IL 60093 847-501-3400 fax 847-501-3401

INSURANCE DISCLOSURE

Thank you for looking to Bass Financial Corporation, for your financing needs. The following is a disclosure regarding Title Insurance, Private Mortgage Insurance, Flood Insurance, and Hazard Insurance requirements.

*** TITLE INSURANCE DISCLOSURE:**

I/we the undersigned, hereby acknowledge that we have been fully informed of the distinction between owner's and mortgagee's policies of title insurance and further understand that a mortgagee's title insurance policy will be required by and issued to Bass Financial Corporation, its successors and/or assigns in, at a minimum, the amount of the loan being applied for, and that said policy does not insure my investment in the subject real estate whatsoever. However, I am entitled to protect my real estate investment by purchasing an owner's policy of title insurance in an amount not less than the purchase price of the subject property.

*** PRIVATE MORTGAGE INSURANCE DISCLOSURE:**

(PRIVATE MORTGAGE INSURANCE IS ONLY APPLICABLE IF THE L.T.V. IS ABOVE 80%)

I/we hereby understand that the terms and conditions of the mortgage for which we are applying will require Private Mortgage Insurance. It is further understood that the purpose of this policy is to reduce the exposure loss which could be experienced by Bass Financial Corporation, its successors and/or assigns in the event of a default and/or foreclosure. I/we further understand that Private Mortgage Insurance provides no benefit to us, the borrower(s), other than fulfilling a requirement of the terms and conditions of our mortgage loan application. I/we further agree that Bass Financial Corporation, will make an application for purchasing the appropriate coverage on our behalf and at our expense and understand that any approval of our mortgage loan application will be conditioned upon said approval of our application for Private Mortgage Insurance.

I/we further understand that I/we are responsible for the payment of the Private Mortgage Insurance Policy's monthly premiums, and that I/we will be required to pay any initial premiums that are due to initiate the policy at the time of closing. I/we further understand that I/we will be required to pay 1/12th of the annual renewal premium in addition to my/our regular monthly payment to be escrowed by Bass Financial Corporation, its successors and/or assigns for the payment of renewal premium as it is due. I/we further understand and agree that to the extent permitted by applicable state law, Bass Financial Corporation, will not pay any interest or other benefits of any kind in connection with such escrowed funds.

*** FLOOD INSURANCE DISCLOSURE:**

With regard to the subject property, the Department of Housing and Urban Development, Federal Insurance Administration, has determined the following:

If the property is located within an area of special flood hazards or information is not currently available as to the location of the subject property in the special flood hazards, but is determined later that it is, Special Flood Insurance is required and Bass Financial Corporation, its successors and/or assigns, is authorized at any time during the mortgage term, and at its discretion, to apply for renewal of Special Flood Insurance covering the mortgage executed by the undersigned.

*** HAZARD INSURANCE DISCLOSURE:**

Bass Financial Corporation, its successors and/or assigns requires that you obtain a Hazard Insurance Policy in an amount no less than the amount of the loan for which you are applying. However, we urge you to consider insuring your home for its replacement cost. As your insurance is a condition of your loan, you must provide the original policy and a paid receipt for one year's premium to Bass Financial Corporation, at least 5 business days prior to closing. **You must provide a policy, we cannot accept a binder.**

Borrower

Date

Borrower

Date

Loan Officer

Date