

## MiMutual Anti-Steering Loan Options Disclosure Job Aid

The Michigan Mutual, Inc. (MiMutual) Anti-Steering Loan Options Disclosure is used to provide a range of sample loan options for which an applicant is likely to qualify. The loan options in the Disclosure should be chosen from a significant number of creditors with which the broker regularly does business. Please note, the sample loan options do not include the information disclosed on the Application (1003) or the Good Faith Estimate (GFE).

The Anti-Steering Loan Options Disclosure must contain the following loan options to meet MiMutual requirements:

Option 1	Option 2	Option 3	MiMutual requires
<ul style="list-style-type: none"> <li>The loan with the lowest interest rate for which the consumer is likely to qualify.</li> </ul>	<ul style="list-style-type: none"> <li>The loan with the lowest rate for which the consumer is likely to qualify, <b>without</b> negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation.</li> </ul>	<ul style="list-style-type: none"> <li>The loan with the lowest total dollar amount for origination points or fees and discount points.</li> </ul>	<ul style="list-style-type: none"> <li>An Anti-Steering Loan Options Disclosure for all lender paid broker transactions.</li> <li>The Disclosure must be accurately and fully completed, and all signatures/dates (including all borrowers listed on the application) must be present.</li> <li>The completed Disclosure must be included at the time of loan submission.</li> <li>Options 1 and 2 may match.</li> </ul>

\*Total Origination points or fees: Includes only the Origination Fees (including the Discount Points “+” or “-”) and does not include fees paid to third party providers.

<b>How to properly complete the MiMutual Anti-Steering Loan Options Disclosure form:</b>	
<ul style="list-style-type: none"> <li>All fields must be completed (N/A or 0 is acceptable, if true)</li> </ul>	<ul style="list-style-type: none"> <li>The loan number or property address must be included</li> </ul>
<ul style="list-style-type: none"> <li>Interest rates cannot be the same for all the options</li> </ul>	<ul style="list-style-type: none"> <li>Origination Points cannot be the same for all options</li> </ul>
<ul style="list-style-type: none"> <li>Option 1 must be lowest rate</li> </ul>	<ul style="list-style-type: none"> <li>Origination Points must be in DOLLAR amounts</li> </ul>
<ul style="list-style-type: none"> <li>Dollar amounts cannot be same for all the options</li> </ul>	<ul style="list-style-type: none"> <li>Option 3 must be the lowest Origination Points/Fees</li> </ul>
<ul style="list-style-type: none"> <li>The borrower must be given a minimum of two options, consisting of Option 1 (lowest rate) and Option 3 (lowest origination Points/Fees)</li> </ul>	<ul style="list-style-type: none"> <li>If there are no loan options with risky or negative features, Options 1 and 2 must match</li> </ul>
<ul style="list-style-type: none"> <li>Borrower and Broker signatures must be completed</li> </ul>	<ul style="list-style-type: none"> <li>All disclosures options must be the same product type (Must be all Fixed or all ARM)</li> </ul>

**Sample MiMutual Anti-Steering Loan Options Disclosure:**

**Option 1 - Example:**

3.250 % = Interest rate

\$3,350 = Total Origination points or fees and discount points.

Origination Fees = + \$2,500  
 Underwriting Fee = + \$850  
 \$3,350

**Total Origination Points or Fees: Includes only the Origination Fees (including the Discount Points “+” or “-”) and does not include fees paid to third party providers.**

Type of Transaction (check one)		Interest Rate	Total origination points or fees and discount points
<input checked="" type="checkbox"/> Fixed Rate <input type="checkbox"/> Adjustable Rate			
Option 1	Loan with the lowest Interest Rate →	3.250 %	\$ 3,350
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation →	3.250 %	\$ 3,350
Option 3	Loan with the lowest total dollar amount for origination points or fees and discount points →	4.250 %	\$ 1,500
AP <i>Broker acknowledges by initialing this box that Options 1 and 2 are the same because broker does not offer products with the features described in Option 2 above.</i>			
You are applying for a loan with the following terms →		_____ %	\$ _____

**Broker Acknowledgement box:** The Broker must initial this box if option 1 and option 2 are the same, it verifies the broker does not offer products with features described in option 2.

**Option 2 - Example:**

The same loan option as offered in option 1 may be presented here, as in this example, if it does not have features described in option 2 and meets the criteria under the regulation. See the Broker’s initials in the broker acknowledgement

**Option 3 – Example:**

4.250 % = Interest rate

\$1,500 = Total Origination points or fees and discount points.

Origination Fee = + \$650  
 Underwriting Fee = + \$850  
 \$1,500

This example is for training purposes and not based on actual rates offered.