**Mortgage Product Questionnaire**

**for Indiana DFI Mortgage Lender license applicants**

**Once completed, upload this questionnaire** in NMLS under the Document type Additional Requirements in the **Document Uploads** section of the Company Form (MU1).

Third-party Investor documents:

* If loan documents are prepared and provided directly to borrowers by a third-party investor(s), provide a separate list of all investor entities who will provide documents for Indiana mortgage loans, indicating whether each is licensed by Indiana-DFI. (You may search Indiana DFI mortgage licensees [HERE](https://extranet.dfi.in.gov/ConsumerCredit/CompanyListing/13?handler=CompaniesInLicenseType).)
* **If and only if** all documents will be prepared by entities which are currently licensed by Indiana DFI, you do not need to provide sample documents. You still must complete this questionnaire.
1. Types of products and services to be offered by the Applicant to Indiana consumers (mark all that apply, and ensure that you complete the Approvals and Designations section of the MU1 as applicable):

[ ]  Conventional

[ ]  FHA

[ ]  VA

[ ]  USDA

[ ]  Non-QM

[ ]  Brokering

[ ]  Servicing

[ ]  Other:

1. Indicate all mortgage activities which will be performed for Indiana consumers, by clicking the checkboxes in the table below. (This must match information in your Indiana Business Plan, and your MU1 Business Activities for Indiana.) Upload the required documents listed below, under the Document type Document Samples, in the **Document Uploads** section of the Company Form (MU1). (Do not provide document samples for products that will not be offered to Indiana consumers.) ***Documents must be completed (NOT BLANK) for a sample Indiana mortgage transaction***. Do not submit a single PDF containing all of the required documents.

|  |  |  |
| --- | --- | --- |
| **Product** | **Activities** | **Document Samples required if originating, unless otherwise specified** **(Upload under Document Samples)**  |
| AllApplicants |  | * Indiana Notice to Borrower (HPU-01) to be provided to the borrower at the time of application.
* A list of all fees that can be paid by the consumer – include the amount, lien type on which the fee is applicable, and indicate whether the fee is a finance charge.
* If the applicant will **broker** any mortgage loans, provide a sample Loan Broker Agreement which is provided to the borrower.
 |
| 1st lien fixed rate closed-end mortgage loans | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Loan Estimate
* Closing Disclosure
 |
| 1st lien ARM loans | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Loan Estimate
* Closing Disclosure
* Variable Rate Mortgage Application Disclosure (Early Program Disclosure) provided at time of application.
* **If servicing**: ARM rate change notice
 |
| Subordinate (2nd) lien fixed rate closed-end mortgage loans | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Loan Estimate
* Closing Disclosure
 |
| Subordinate (2nd) lien ARM loans | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Loan Estimate
* Closing Disclosure
* Variable Rate Mortgage Application Disclosure (Early Program Disclosure) provided at time of application
* **If servicing**: ARM rate change notice
 |
| Open-end HELOCs (Home Equity Lines of Credit) | [ ]  Originate[ ]  Broker[ ]  Service | * HELOC Opening Disclosure given to borrower at time of application.
* **If servicing**: HELOC periodic statement.
 |
| Reverse mortgage loans:[ ]  HECM[ ]  Proprietary | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Opening Disclosure given to borrower at time of application
* TALC (Total Annual Loan Cost) Rate
* Amortization Schedule
* Payment Plan
* HECM Loan Agreement
* Comparison of loan products
* Closing TIL
* HECM Calculator (screen print)
* **If servicing**: reverse mortgage periodic statement
 |
| Construction loans without permanent financing | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Loan Estimate
* Closing Disclosure
 |
| Construction with permanent financing | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Loan Estimate
* Closing Disclosure
 |
| Mobile Home Secured Loans (no real property) | [ ]  Originate[ ]  Broker[ ]  Service | * Note
* Truth-in-Lending Disclosure (TIL)
 |
| Renovation loan | [ ]  Originate[ ]  Broker[ ]  Service |  |
| Bridge loan | [ ]  Originate[ ]  Broker[ ]  Service |  |
| Other:   | [ ]  Originate[ ]  Broker[ ]  Service |  |
| Other:   | [ ]  Originate[ ]  Broker[ ]  Service |  |