

Property Tax Loan Pre-Closing Disclosure

Borrower [borrower name]
Property Address [borrower address 1]
 [borrower address 2]

Lender [lender name]
Address [lender address 1]
 [lender address 2]

Closing Date [closing date]
Loan ID# [loan ID]

OCCC License # [lender license #]
Loan Originator [RMLO name]
NMLS ID# [RMLO NMLS ID]

Loan Terms	
Loan Amount <small>(funds advanced on your behalf)</small>	\$0.00
Interest Rate <small>(loan contract rate)</small>	0.00%
Loan Term	0 months
Monthly Payment	\$0.00
Payment Schedule	
Prepayment	You can pay off the loan at any time without a penalty.

Loan Calculations	
APR <small>(cost of loan as a yearly rate)</small>	0.00%
Amount Financed <small>(amount of loan used for APR)</small>	\$0.00
Finance Charge <small>(loan cost used for APR)</small>	\$0.00
Total of Payments	\$0.00

Loan Amount Itemization		
Amounts paid to taxing units		\$0.00
to [taxing unit name]		\$0.00
to [taxing unit name]		\$0.00
Closing costs		\$0.00
Costs to lender		\$0.00
[fee description]	to [third party name]	\$0.00
[fee description]	to [third party name]	\$0.00
[fee description]	to [third party name]	\$0.00
[fee description]	to [third party name]	\$0.00
[fee description]	to [third party name]	\$0.00
[fee description]	to [third party name]	\$0.00
Recording costs		\$0.00
to [governmental unit name]		\$0.00
to [governmental unit name]		\$0.00

Prepaid Interest	
Total prepaid interest <small>(not included in loan amount)</small>	\$0.00
Per diem interest <small>(0.00% per day, 0 days)</small>	\$0.00
Discount points	\$0.00

Tax Office Notice

Your tax office may offer delinquent tax installment plans that may be less costly to you. You can request information about the availability of these plans from the tax office.

Property Tax Loan Pre-Closing Disclosure *(continued)*

What is a property tax loan?

You currently have a lien against your property for unpaid property taxes. The tax lien for unpaid taxes automatically attached to your property on January 1. You may pay the taxing unit(s) directly, or authorize the property tax lender to pay the taxes. In order for the property tax lender to pay the tax lien, you have to authorize the transfer of the lien from the taxing unit(s) and enter into a loan with the property tax lender. Unless you agree in writing, the property tax lender may not make the property tax loan. The property tax loan may include unpaid property taxes, penalties, and interest. The property tax lender may also assess closing costs and interest not to exceed 18% per year. This transaction does not remove the tax lien against your property. If you do not pay the property tax lender under the loan agreement, you may lose your property to foreclosure.

The property tax loan is the superior lien.

If you default on any lien against your property, this property tax loan will be superior, or “first in line” to be paid, over any other preexisting lien on your property (for example, first or secondary mortgage).

You may have alternatives to this property tax loan.

If this property is your homestead and you are disabled, you are entitled to tax deferral under Texas Tax Code, §33.06. You may arrange with the taxing unit(s) to enter into an installment agreement for the repayment of these taxes. You may have financing options available to you through other private lenders, such as establishing an escrow account or refinancing your existing mortgage to include the taxes. You may be able to borrow from savings or family members. You may shop around with other property tax lenders and compare the different loan terms offered by other lenders.

Foreclosure is possible.

If you don't pay, you may lose your property. The tax lien may be considered a default by any mortgage holder with a lien on the same property. The only way to correct the default is to pay off the taxes and have the lien released. Any secured loan may be foreclosed if the loan is in default. The cost of any foreclosure, either tax lien or mortgage, may be added to the amount you owe.

You can contact the OCCC, a state agency that regulates the property tax lender.

For questions or complaints about this loan, contact (insert name of lender) at (insert lender's phone number and, at lender's option, one or more of the following: mailing address, fax number, website, e-mail address). If this does not resolve your question or complaint, you can contact the OCCC:

Office of Consumer Credit Commissioner
2601 N. Lamar Blvd.
Austin, TX 78705

(800) 538-1579 — Consumer Helpline
occc.texas.gov
consumer.complaints@occc.texas.gov

Before you sign a property tax loan, be sure that you understand this document.

You may seek advice from an attorney or any third party before you enter into a property tax loan. You should ask about the terms of any loan you are considering and you should read any document before signing it.