

Anti-Steering Certification

Date: _____

Originator Company: _____

Loan Originator: _____

Borrower(s): _____

The Federal Truth-In-Lending Act and Regulation Z, in accordance with the "Safe Harbor" requirements as outlined in 12 C.F.R. § 1026.36(e)(2)-(4), prohibits the Loan Originator ("Originator") from directing or "steering" Borrower(s) to consummate a loan based solely on the fact that the Loan Originator will receive greater compensation, unless the loan is in the borrower's interest.

An Anti-Steering Loan Options Disclosure is required for all transactions where the Originator is compensated by someone other than the Borrower (i.e. when borrower is selecting the lender-paid option).

To comply with the "Anti-Steering" rule, the Originator certifies to Territorial Savings Bank ("TSB") the following:

1. The Originator has provided an Anti-Steering Disclosure ("Disclosure") with loan options for which the borrower likely qualifies from at least three (3) lenders the Originator regularly does business with, unless the Originator does business with less than three (3) lenders.
2. The Disclosure was accurate at the time it was given and was presented to the Borrower at the time the Originator has sufficient information to complete the Disclosure
3. Separate Disclosure was given for each type of loan in which the Borrower expresses an interest in (i.e. fixed rate, adjustable rate mortgage, etc.)
4. For each type of transaction, the Originator has presented options including the following:
 - The loan with the lowest interest rate ("risky" features allowed)
 - The loan with the lowest interest rate without any "risky" or "negative" features, such as negative amortization, prepayment penalty, interest-only payments, balloon payment in the first seven years, demand feature, shared equity, or shared appreciation.
 - The loan with the lowest total dollar amount for origination points or fees and discount points.
 - One loan option may meet more than one disclosure requirement; i.e., the loan with the lowest interest rate may also be the loan with the lowest interest rate without any risky features.
5. Originator will provide a copy of the Borrower signed Disclosure upon request.

Originator:_____
Date

Applicant(s): _____

Date: _____

Property Address: _____

Loan #: _____

Mortgage Loan Originator Company: _____

NMLS #: _____

Mortgage Loan Originator: _____

NMLS #: _____

The Applicant or Applicants signing below (“you” and “your”) are applying for a mortgage loan as described in the loan option chart below for the property described above. Based on the information you have provided to the Mortgage Loan Originator Company identified above, (“we”, “us”, and “our”), we have obtained loan options from three creditors with which we regularly do business, unless we do business with fewer than three creditors. We have a good faith belief that the loan options presented below are loans for which you likely qualify, assuming you further meet and continue to meet the particular creditor’s specific loan criteria. This Disclosure is an estimate of possible loan options, and is based solely on estimated figures and information available to us at the time it is prepared. This Disclosure is not a loan commitment or a loan guarantee of any kind.

This Disclosure is being provided to you for the following loan options for the type of loan transactions for which you expressed an interest, in an effort to assist you in selecting a loan that best fits your individual goals, needs, and preferences, including:

- **Loan Option 1:** The loan with the **lowest interest rate**;
- **Loan Option 2:** The loan with the **lowest interest rate without any of the following features:** negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the loan term, a demand feature, shared equity, or shared appreciation; and
- **Loan Option 3:** The loan with the **lowest total dollar amount for origination points or fees and discount points.**

We are not recommending any particular Loan Option, and the selection of a Loan Option is entirely up to you.

	Loan Option 1 <i>Lowest Interest Rate</i>	Loan Option 2 <i>Lowest Interest Rate (without certain features)</i>	Loan Option 3 <i>Lowest total Dollar Amount for Origination Points or Fees & Discount Points</i>
Loan Type			
Loan Term			
Interest Rte			
Initial Fixed Interest Rate Period <i>(if applicable)</i>			
Origination Points or Fees			
Discount Points			
Does this Loan include?			
Negative Amortization?		No	
Prepayment Penalty?		No	
Interest-Only Payments?		No	

	Loan Option 1 <i>Lowest Interest Rate</i>	Loan Option 2 <i>Lowest Interest Rate (without certain features)</i>	Loan Option 3 <i>Lowest total Dollar Amount for Origination Points or Fees & Discount Points</i>
Balloon Payment in the first 7 years of the life of the loan?		No	
Demand Feature?		No	
Shared Equity?		No	
Shared Appreciation?		No	

Having considered your particular needs and circumstances, as well as your specific goals, you hereby choose the following (check one Loan Option only):

Loan Option 1 Loan Option 2 Loan Option 3

You acknowledge and agree that you can change your mind about this selection before loan closing.

By signing below, you acknowledge your receipt of this Disclosure and you certify to the Mortgage Loan Originator Company listed above and any creditor for your loan as follows:

- (a) You have read this Disclosure in its entirety and you understand the information contained in this Disclosure and have had the opportunity to ask any questions, or seek any legal or other counsel, prior to signing this Disclosure;
- (b) You understand that by signing this Disclosure, you are not under any obligation to obtain a loan through the Mortgage Loan Originator Company providing this Disclosure to you;
- (c) Your selection of a Loan Option has been voluntary, based on your own evaluation of your particular needs and interests, and neither the Loan Originator or the Mortgage Loan Originator Company providing you with this Disclosure has advised, counseled or otherwise influenced you in selecting a particular Loan Option;
- (d) You understand that a number of other disclosure documents, and other information, are being (or will be) provided to you pursuant to applicable Federal and/or state laws, and that the Mortgage Loan Originator Company and creditor strongly encourage you to closely review each of those documents when deciding whether and how to proceed with any particular loan transaction; and
- (e) Except for the Loan Types contained in this Disclosure, you have not expressed an interest in any other Loan Type.

Signature: _____

Date: _____

Signature: _____

Date: _____