



P.O. Box 260  
 587 Old Mammoth Rd. #5  
 Mammoth Lakes, CA 93546  
 (760) 934-4740

**TRUTH IN LENDING DISCLOSURE STATEMENT**  
**DEFERRED PAYMENT LOAN**

LENDER: Town of Mammoth Lakes  
 PROPERTY ADDRESS: \_\_\_\_\_

**SAMPLE**  
 BORROWER: \_\_\_\_\_

**IMPORTANT NOTE:**

**THIS IS A DEFERRED PAYMENT LOAN WHICH MAY CONVERT TO A MARKET INTEREST RATE LOAN AT SOME TIME IN THE FUTURE IF IT IS DETERMINED THAT YOU NO LONGER QUALIFY FOR DEFERRED STATUS.**

Repayment may be deferred so long as you retain title to the property. Borrower agrees to cooperate with the Town of Mammoth Lakes to monitor loans. Failure to cooperate may subject this loan to becoming a market interest rate loan.

**DEFERRED PAYMENT LOAN TERMS:**

<b>Amount Financed</b>	<b>The amount of credit provided to you on your behalf as of loan closing.</b>	\$
<b>Annual Percentage Rate</b>	<b>The cost of your credit as a yearly rate.</b>	%
<b>Finance Charge</b>	<b>The dollar amount the credit will cost you.</b>	\$
<b>Total of Payments</b>	<b>The amount you will have paid after you have made all payments as scheduled.</b>	\$

**Your Payment Schedule Will Be:**

<b>Number of Payments:</b> <b>0 Months</b>	<b>Amount of Payments:</b> \$	<b>When Payments are Due:</b> <b>Upon Sale or Transfer of Title</b>
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If your loan is in default, the Town of Mammoth Lakes has the right to convert this Deferred Payment Loan to a Market Interest Rate Loan, or a combination Deferred Payment Loan and Market Interest Rate Loan, with repayment in monthly installments required.

**SAMPLE**

Market Interest Rate Loan terms have been provided below to indicate the maximum amount you would expect to pay for a fully amortized loan. After 360 months, Borrower shall be required to pay \$\_\_\_\_\_ per month for 180 months until loan is paid in full.

**MARKET INTEREST RATE LOAN TERMS**

<b>Amount Financed</b>	<b>The amount of credit provided to you on your behalf as of loan closing.</b>	<b>\$</b>
<b>Annual Percentage Rate</b>	<b>The cost of your credit as a yearly rate.</b>	<b>%</b>
<b>Finance Charge</b>	<b>The dollar amount the credit will cost you.</b>	<b>\$</b>
<b>Total of Payments</b>	<b>The amount you will have paid after you have made all payments as scheduled.</b>	<b>\$</b>

**Your Payment Schedule Will Be:**

<b>Number of Payments: 360 Months</b>	<b>Amount of Payments: \$</b>	<b>When Payments are Due: On the 1st of each month at the time of loan conversion</b>
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**SECURITY INTEREST:** You are giving a security interest in: \_\_\_\_\_, California 93546

**PROCESSING FEES:** There will be filing, appraisal, and/or recording fees for any documents in connection with your loan (see attached).

**LATE CHARGE:** Not applicable for Deferred Payment Loan. Late charge for Below Market Interest Rate loan is \$5.00 if paid over 10 days late.

**PREPAYMENT:** If you pay off your loan early, you will not have to pay a penalty or receive a rebate of prepaid or unearned interest.

**INSURANCE:** Credit, life, accident, health, or loss of income insurance is not required in connection with this loan. This loan transaction requires fire insurance (and flood insurance where applicable). If you fail to maintain the required insurance, such failure shall be considered a condition of default, whereby Lender may require immediate and full repayment of the loan upon notice. Alternatively, if you are unable to obtain the required insurance, Lender may offer you an additional loan for the purpose of obtaining the required insurance for a one year period,

payable in 12 monthly installments. Any subsequent loan offers for insurance purposes shall be subject to annual review of your account.

**ASSUMPTION:** This loan is secured with equity of an owned property. Someone buying your property may or may not assume the remainder of your loan on the original terms, subject to the prior written approval of the Lender.

**DEFAULT:** In the event of default, the recording of a "Notice of Default" with the County Recorder shall constitute a foreclosure upon this property. Borrower will be responsible for attorney's fees and all costs of collection in the event of default.

**"The undersigned hereby acknowledge receiving and reading a completed copy of this disclosure, along with copies of all of the loan documents. The delivery and signing of this disclosure does not constitute an obligation on the part of Lender to make or Borrower to accept the loan as identified."**

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Borrower \_\_\_\_\_ Date \_\_\_\_\_

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Borrower \_\_\_\_\_ Date \_\_\_\_\_