

**TRUTH IN LENDING DISCLOSURE STATEMENT
(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)**

Magnolia Financial Consultants, LTD
4125 Highway 15 N
ste 2
LAUREL, MS 39440

Borrowers:

Property Address:

Date: 3/12/2008

Preliminary Final
(e) means Estimate

Loan NO.:
Type of Loan: ,
Rate / Term: % / 360 months

DEMAND FEATURE: This loan does not have a Demand Feature. This loan has a Demand Feature as follows:

VARIABLE RATE FEATURE:

This Loan has a Variable Feature. Variable Rate Disclosures have been provided to you earlier.

SECURITY You are giving a security interest in the property located at: ,

- Collateral securing other loans with us may also secure this loan.
 Your deposit accounts and other rights you may have to the payment of money from us.

ASSUMPTION: Someone buying this property cannot assume the remaining balance due under original mortgage terms.

may assume, subject to lender's conditions, the remaining balance due under original mortgage terms.

FILING / RECORDING FEES: \$

PROPERTY INSURANCE: Property hazard insurance in the amount of _____ with a loss payable clause is a required condition of this loan. Borrower may purchase this insurance from any insurance company acceptable to the lender.

Hazard insurance is is not available through the lender at an estimated cost of **\$0.00** for a _____ year term.

LATE CHARGES: If your payment is more than _____ days late, you will be charged a late charge of _____ % of the over due payment.

REQUIRED DEPOSIT: The annual percentage rate does not take into account your required deposit.

PREPAYMENT: If you pay off your loan early, you

- may will not have to pay a penalty.
 may will not be entitled to a refund of part of the finance charge.

See your contract documents for any additional information regarding non-payment, default, required repayment in full before scheduled date, and prepayment refunds and penalties.

I/We hereby acknowledge reading and receiving a complete copy of this disclosure.

BORROWER / DATE

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