

**Appendix C-2 (Current Forms) to Supporting Statement of
Bureau of Consumer Financial Protection
Quantitative Testing of Integrated Mortgage Loan Disclosure Forms**

**CFPB Mortgage Study
Part 2
(YELLOW Envelope)**

You will need to look at the same paper-clipped application disclosures from Part 1 to answer these questions. Please work carefully.

3. How do these two loans compare in terms of the *amount of money you are borrowing*?
- I am borrowing less with Gingko Bank
 - I am borrowing less with Hornbeam Bank
 - I am borrowing the same amount with either Gingko Bank or Hornbeam Bank
 - Don't know
4. How do these two loans compare in terms of *interest rate in year 1*?
- Gingko Bank has a higher interest rate in year 1
 - Hornbeam Bank has a higher interest rate in year 1
 - Gingko Bank and Hornbeam Bank have the same interest rate in year 1
 - Don't know
5. How do these two loans compare in terms of *points paid*?
- Gingko Bank has more points.
 - Hornbeam Bank has more points.
 - Both Gingko Bank and Hornbeam Bank have the same points
 - Don't know

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6. How do these two loans compare in terms of *escrow account*?
- Only Gingko Bank shows an escrow account
 - Only Hornbeam Bank shows an escrow account
 - Both Gingko Bank and Hornbeam Bank show an escrow account
 - Neither Gingko Bank nor Hornbeam Bank shows an escrow account
 - Don't know
7. How do these two loans compare in terms of the *Annual Percentage Rate (APR)*?
- Gingko Bank has a lower APR
 - Hornbeam Bank has a lower APR
 - Both Gingko Bank and Hornbeam Bank have the same APR
 - Don't know
8. How do these two loans compare in terms of *changes in estimated total monthly payment*?
- Only the total monthly payment for Gingko Bank will change (PLEASE WAIT FOR FURTHER INSTRUCTIONS)
 - Only the total monthly payment for Hornbeam Bank will change (PLEASE WAIT FOR FURTHER INSTRUCTIONS)
 - The total monthly payment for both banks will change (CONTINUE TO Q9)
 - The total monthly payment for neither bank will change (PLEASE WAIT FOR FURTHER INSTRUCTIONS)
 - Don't know (PLEASE WAIT FOR FURTHER INSTRUCTIONS)
9. For which loan does the *estimated total monthly payment change first*?
- Gingko Bank
 - Hornbeam Bank
 - The estimated total monthly payment for both banks changes at the same time
 - Don't know
10. Which loan has the *highest estimated total monthly payment*?
- Gingko Bank
 - Hornbeam Bank
 - Both Gingko Bank and Hornbeam Bank have the same highest total monthly payment
 - Don't know

WHEN YOU ARE FINISHED, PLEASE WAIT FOR FURTHER INSTRUCTIONS FROM THE PROCTOR.

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**CFPB Mortgage Study
Part 3
(BROWN envelope)**

You will need to look at the application disclosures from the BROWN envelope to answer these questions. Please work carefully.

11. What is the *loan amount*?

_____ Dollars

_____ Don't know

12. What is the *interest rate in year 1*?

_____ %

_____ Don't know

13. Can the *interest rate change* after closing?

Yes (CONTINUE TO Q14)

No (SKIP TO Q 15)

Don't know (SKIP TO Q15)

14. When will the *interest rate* first change?

Don't know

15. Can the scheduled *principal and interest payment* change after closing?

Yes

No

Don't know

16. How much are your *settlement charges*?

_____ Dollars

_____ Don't know

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17. Which of the following, if any, are *items you will pay for at closing*? Please check all that apply.
- Homeowner's association (HOA) dues
 - Real estate agent fee
 - Appraisal fee
 - Transfer taxes
 - Credit report fee
 - None of the above
 - Don't know
18. When you make your *first total monthly payment*, for how much will you write the check (or make an electronic payment)?
- _____ Dollars
- _____ Don't know
19. Which of the following *settlement services, if any, can you shop for*? Please check all that apply.
- Pest inspection
 - Appraisal
 - Credit report
 - Survey
 - Lender's title insurance policy
 - None of the above
 - Don't know
20. When is your *final scheduled payment*?
- At the end of 5 years
 - At the end of 7 years
 - At the end of 15 years
 - At the end of 30 years
 - None of the above
 - Don't know
21. Does this lender collect payments from you for upcoming taxes, insurance, or other expenses, hold them in a reserve fund, and later make payments out of this fund on your behalf?

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- Yes
- No
- Don't know

22. Suppose that you took out this loan and then one year later you wanted to refinance the mortgage with a different lender to get a better rate. To get out of this loan, will you have to:

- Pay off the remaining balance
- Pay off the remaining balance plus additional fees
- Pay less than the remaining balance
- Don't know

23. What is the *annual percentage rate* (APR) for this loan?

- _____ %
- _____ Don't know

24. If you make all scheduled total monthly payments, how much *principal* will you have paid in 5 years?

- More than the sum of your total monthly payments over 5 years
- Less than the sum of your total monthly payments over 5 years
- Equal to the sum of your total monthly payments over 5 years
- Don't know

25. Does this loan have *mortgage insurance*?

- Yes (CONTINUE TO Q26)
- No (PLEASE WAIT FOR INSTRUCTIONS)
- Don't know (PLEASE WAIT FOR INSTRUCTIONS)

26. How much is the first monthly payment for *mortgage insurance*?

- _____ Dollars
- _____ Don't know

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**CFPB Mortgage Study
Part 4
(BLUE envelope)**

You will need to look at the application and the final disclosures from the BLUE package to answer these questions. Please work carefully.

27. How do the application disclosures and the final disclosures compare in terms of the *loan amount*?

- Loan amount is the same (SKIP TO Q29)
- Loan amount is not the same (CONTINUE TO Q28)
- Don't know (SKIP TO Q29)

28. What accounts for the difference in the loan amount between the application disclosures and the final disclosures?

Don't know

29. How do the application disclosures and the final disclosures compare in terms of the *interest rate in year 1*?

- Interest rate in year 1 is the same (SKIP TO Q31)
- Interest rate in year 1 is not the same (CONTINUE to Q30)
- Don't know (SKIP TO Q31)

30. Why are the interest rates different?

Don't know

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31. How do the application disclosures and the final disclosures compare in terms of *settlement charges*?

- Settlement charges are the same (SKIP TO Q33)
- Settlement charges are not the same (CONTINUE TO Q32)
- Don't know (SKIP TO Q33)

32. List one settlement charge that is different.

33. How do the application disclosures and the final disclosures compare in terms of an *escrow account*?

- Only the application disclosures show an escrow account (SKIP TO Q35)
- Only the final disclosures show an escrow account (SKIP TO Q35)
- Both the application disclosures and the final disclosures show an escrow account, and the items included are the same (SKIP TO Q35)
- Both the application disclosures and the final disclosures show an escrow account, but the items included are different (CONTINUE TO Q34)
- Neither the application disclosures nor the final disclosures show an escrow account (SKIP TO Q35)
- Don't know (SKIP TO Q35)

34. List one escrow account item that is different.

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You will only need to look at the final disclosures to answer the remaining questions in this section.

35. Looking only at the final disclosures, what is *the amount of cash needed at settlement*?

_____ Dollars

_____ Don't know

36. Looking only at the final disclosures, if you make the scheduled total monthly payments, will the loan amount increase after closing?

_____ Yes

_____ No

_____ Don't know

37. Looking only at the final disclosures, what is the amount of the *highest possible monthly principal and interest payment*?

_____ Dollars

_____ Don't know

38. Looking only at the final disclosures, does the scheduled monthly principal and interest payment change after closing?

Principal and interest payments remain the same (SKIP TO Q41)

Principal and interest payments change (CONTINUE TO Q39)

Don't know (SKIP TO Q41)

39. Looking only at the final disclosures, when is the principal and interest payment first scheduled to change?

_____ year(s) after the first monthly payment (CONTINUE TO Q40)

_____ Don't know (SKIP to Q41)

40. After the first change, how often can the scheduled principal and interest payment change?

Every _____ year(s)

Never

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Don't know

41. Do you have any comments about the final loan terms and costs?

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**CFPB Mortgage Study
Part 5
(ORANGE envelope)**

Please tell us how much you agree or disagree with each of the following statements about the *application disclosures* using the scale shown below.

	Strongly Disagree	Disagree	Neither Disagree Nor Agree	Agree	Strongly Agree
42. The application disclosures were easy to read and understand					
43. The application disclosures made it easy to compare the two loan offers					
44. It was hard to find the information I needed on the application disclosures for most questions					

Please tell us how much you agree or disagree with each of the following statements about the *final disclosures* using the scale shown below.

	Strongly Disagree	Disagree	Neither Disagree Nor Agree	Agree	Strongly Agree
45. The final disclosures were easy to read and understand					
46. It was easy to compare the final disclosures with the application disclosures					
47. It was hard to find the information I needed on the final disclosures for most questions					

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