

# LPLN, LLC

4607 Charlotte Highway, Suite 8  
Lake Wylie, SC 29710  
803-701-1005

THE SUBMISSION OF A LOAN APPLICATION OR ANY DOCUMENTATION TO A LENDER CONTAINING FALSE INFORMATION AND/LACK OF DISCLOSURE OF MATERIAL INFORMATION IS A CRIME!

LPLN, LLC is committed to ensuring that all loans originated by the company comply with the company's policies, federal and state regulations, and the requirements of insurers, guarantors, and investors.

## SOME TYPES OF "LOAN FRAUD"

1. Submission of inaccurate information, including false statements on loan applications and falsification of documents purporting to substantiate credit, employment, deposit and asset information, personal information including identity, ownership/non ownership of real property, purchase price, etc.
2. Forgery of partially or predominantly accurate information.
3. Incorrect statements regarding current occupancy or intent to maintain minimum continuing occupancy as stated in the security instrument.
4. Accepting or paying of any cash back, rebate, refund or referral fee in a transaction that is not fully disclosed on the closing statement and/or is paid to a party different than is disclosed on the closing statement.

THE PRICE PAID BY HOSE WHO PARTICIPATE IN "LOAN FRAUD" IS COSTLY. THE FOLLOWING IS A LIST OF A FEW OF THE CONSEQUENCES THAT MAY BE INCURRED:

1. Acceleration of debt (FNMA/FHLMC DEED OF TRUST, REVISED 9/90) Item #6 states: "Borrower shall also be in default if borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the property as a principal residence."
2. Criminal prosecution of all parties involved, prosecuted in the federal system.
3. Civil action by LPLN, LLC, Lender and state and federal regulators.
4. Civil action by other parties to transaction, such as seller or real estate agent/broker, attorney, etc.
5. Loss of professional license, if any.

6. Adverse effect on credit history
  
7. Civil Liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001.

**I HAVE READ THE FOREGOING AND UNDERSTAND LPLN, LLC'S POSITION ON "LOAN FRAUD".**

\_\_\_\_\_  
**[Borrower]**

\_\_\_\_\_  
**[Date]**

\_\_\_\_\_  
**[Borrower]**

\_\_\_\_\_  
**[Date]**

\_\_\_\_\_  
**[LPLN, LLC Managing Member]**

\_\_\_\_\_  
**[Date]**

