

Quest Funding Services

Formal and Informal Disclosure Policy for Those Seeking Funding

Commercial, alternative or hard-money funding is not regulated to the same degree as residential mortgage lending and significantly less disclosure is mandated. However, Quest Funding Services believes that it is appropriate, for those seeking funding, to have adequate disclosure, even if it exceeds that which is required. Disclosures detailing, and relating to, the following rights, policy and information are either attached to this page, or will be provided to you, as part of your funding application process with us, our agents or assignees.

1. **Credit and Credit Report:** A consumer credit report will be required as part of your funding processing. Upon a receipt of a written request from you, the nature and extent of the report will be disclosed to you. If you are denied funding as a result of that report, you will receive a written denial that will allow you to obtain a free credit report from the bureau(s) whose information was the cause of the denial.
2. **Anti-Coercion (regarding insurance):** Though property and title insurance meeting the lender/investor specifications will be required to be obtained and maintained on any real estate which is the collateral for funding, you will be free to choose your own source of that insurance. Even if we suggest a particular carrier, your funding approval or denial will not be based on your ultimate choice of carrier.
3. **Privacy and Confidentiality:** Confidential information that you provide, in connection with your application for funding, will not be disclosed to third parties, without your written permission, except as is permitted by law and as is necessary for the application investigation and approval process. Outside of the provisions of any funding agreement that you approve, you have the right to delineate further contact from us.
4. **No Discrimination in the Extension of Credit:** Quest Funding Services observes the mandates of the Equal Credit Opportunity Act in regard to non-discrimination in the extension of credit, either by itself or its assignee lenders or investors.
5. **Patriot Act:** The provisions of the US Patriot Act obligate borrowers to provide acceptable documentation that verifies their identity, address and citizenship.
6. **Estimate of Funding Costs:** With hundreds of funding options available, your actual costs could vary between an initial cost estimate and your actual funding costs because we cannot be certain, initially, which funding option will be available or most advantageous to you. However, we will do our best to provide you with an initial good faith estimate of funding and closing costs. Afterward, we will keep you informed of the funding options that appear to remain available to you, as the application process proceeds, and any variance in your likely closing costs as they become apparent. Our intent is to help you to plan appropriately for, and to avoid unpleasant surprises at, your funding settlement.
7. **Prompt Decision:** Our further intent to "keep you in the loop" regarding our progress in obtaining an approval of the funding for which you applied. We will actively pursue that approval, and we hope to be successful in that regard. However, should we determine that your funding application is unlikely to be approved, or cannot be approved, we will so notify you, as soon as is practical, so that you may pursue other options, if appropriate. In the event that a denial of your application is unavoidable, we will do our best to advise you possible measures that you might take to increase your future chances of funding approval.

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I/We acknowledge receipt of this page as part of my/our formal funding application:

Borrower: _____
Date

Borrower: _____
Date

Quest Funding Services, LLC
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