



Terms and Conditions for Prime Choice Funding: \$1,000 Lowest Rate Guarantee

This offer is valid on submissions made on or after 7/31/2024. This offer is not valid if you move outside of our marketing area. This offer is void where prohibited by law. This offer is made by Prime Choice Funding, Inc (NMLS #117375), 17852 E 17th St, Suite 107, Tustin, CA 92780, who is not acting on behalf of or at the direction of your current legislator, or of the federal government, and this offer is not being made by an agency of the government. Prime Choice Funding is an equal housing lender/broker. This is not a government form. Not all applicants will qualify. (www.nmlsconsumeraccess.org) a Licensed Mortgage Company. For licensing information please visit www.nmlsconsumeraccess.org. AL Lic#22408 | AZ Lic#0940991 | Arkansas Lic#117267 | CA DFPI Lic#603F471 Loans made or arranged pursuant to the California Financing Law | CA DRE California Bureau of Real Estate – Real Estate Broker, Lic#01806911 | CO Lic#117375 Regulated by the Division of Real Estate | DC Lic#MLB117375 | DE Lic#025874 | FL Lic#MLD1505 | GA Lic#48008 Georgia Residential Mortgage Licensee | ID Lic#MBL-9234 | IN Lic#38334 | KY Lic#MC410331 | LA Lic#117375 | MA Lic#MC117375 | MD Lic#21456 | MI Lic#FL0020964 | NH Lic#21548-MB | NJ Lic#NJ-C-01020 | NM Lic#117375 | NV Lic#5024 | OH Lic#RM.804338.000 | OR Lic#ML-4926 | PA Lic#105337 | SC Lic#MLS-117375 | TN Lic#135287 | TX SML NMLS#117375 | VA Lic#MC-5862. If you do not wish to receive any future offers from Prime Choice Funding, you can opt out toll free at 877-787-7463.

Texas Residents: If the new loan is subject to Section 50(s)(6) and the new loan to value exceeds 80%, you will not be eligible for this refinance. Additional restrictions may apply. Figure: 7 TAC §80.200(b)

CONSUMERS WISHING TO FILE A COMPLAINT AGAINST A COMPANY OR RESIDENTIAL MORTGAGE LOAN ORIGINATOR SHOULD COMPLETE AND SEND A COMPLAINT FORM TO THE TEXAS DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN TEXAS 78705. COMPLAINT FORMS AND INSTRUCTIONS MAY BE OBTAINED FROM THE DEPARTMENTS WEBSITE AT WWW.SML.TEXAS.GOV. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 1-877-276-5550

THE DEPARTMENT MAINTAINS A RECOVERY FUND TO MAKE PAYMENTS OF CERTAIN ACTUAL OUT OF POCKET DAMAGES SUSTAINED BY BORROWERS CAUSED BY ACTS OF LICENSED RESIDENTIAL MORTGAGE ORIGINATORS. A WRITTEN APPLICATION FOR REIMBURSEMENT FROM THE RECOVERY FUND MUST BE FILLED WITH AND INVESTIGATED BY THE DEPARTMENT PRIOR TO THE PAYMENT OF A CLAIM. FOR MORE INFORMATION ABOUT THE RECOVERY FUND, PLEASE CONSULT THE DEPARTMENTS WEBSITE AT WWW.SMLTEXAS.GOV

Overview

If you close a loan with another lender under a combination of interest rates, fees, and monthly mortgage insurance that is lower than our offer, Prime Choice Funding commits to sending you a \$1,000 check. The following terms are designed to ensure a fair and transparent comparison between offers:

Quote Comparison:

You must provide us with a detailed, official written quote from a competitor on the day you receive it. The quote must include:

- Lender's name
- Date of the quote
- Loan type and term
- Purchase price/property value
- Loan amount
- Interest rate
- Monthly mortgage insurance (if applicable)
- All lender fees, including discount points and credits/rebates
- Third-party charges (e.g., appraisal, credit report, title company fees)

Obtain a matching written quote from us on the same day to ensure pricing is compared on an identical basis.

Rate Lock:

Notify us of your decision to proceed with another lender and lock in your rate on the same day you receive both quotes.

Within 48 hours of locking your rate, email us a complete, unaltered copy of the locked rate Loan Estimate (LE) from the chosen lender.

The details in the locked LE must match the initial quote and include:

- Lender's name
- Date and lock length
- Interest rate and APR
- Loan type and term
- Any applicable mortgage insurance
- Points/cost or rebates/credits for the selected interest rate

Closing:

Provide us with the complete, signed Closing Disclosure (CD) and the corresponding note from your closing documents within 48 hours of finalizing your loan.

Ensure that these documents match the original quote and locked LE provided by the competitor and given to us, confirming the loan terms were fulfilled as quoted.

Claiming Your \$1,000:

If Prime Choice Funding offers a better price after your rate lock with a competitor but before you close, and you choose not to proceed with our offer, the \$1,000 guarantee becomes void.

If we cannot beat the competitor's price before you close, and all documents — the original

quote, locked LE, and final CD — match and confirm the competitor's lower rates and fees, we will issue a \$1,000 check within 30 days of receiving all required documentation.

Additional Requirements:

To qualify for the \$1,000 offer, you must have an open application with Prime Choice Funding. All required documents must be received for approval, credit must be run by a Senior Loan Officer, and the loan must be conditionally approved by one of our wholesale lenders for the offer to be valid.

Same-Day Offer Comparison:

The guarantee applies only to loan estimates received and locked on the same business day. This ensures fair comparison and reduces the risk of interest rate fluctuations.

Locking Estimates Only:

The loan offer guarantee is valid for estimates with locked interest rates. This prevents the comparison of floating-rate estimates that may change.

Exclusion of Existing Loan Servicers:

The guarantee is not applicable if the competing loan estimate is provided by the borrower's current loan servicer. This protects against pricing tactics that existing servicers might use to retain clients.

Offer Validity Period:

The loan offer must be valid and in writing from a licensed lender, and it must be presented within 48 hours of receiving your estimate.

Integrity and Transparency

Prime Choice Funding is committed to honesty and transparency. We harness volume discounts and maintain a lean profit model to deliver unmatched savings, avoiding common industry tactics that obscure true loan costs.

Restrictions

The \$1,000 lowest rate guarantee applies only to:

- Fixed-rate Conventional Conforming loans, FHA, and VA loans.
- Loan amounts of \$200,000 or more.
- Loans not obtained through a builder's preferred lender.
- Loan types and products that Prime Choice Funding currently offers.

Exclusions apply if you receive and decline a superior offer from Prime Choice Funding after locking with a competitor but before closing.

This comprehensive set of terms ensures a level playing field, promoting genuine comparisons while highlighting our confidence in offering the best possible mortgage rates and terms.

Questions? Please reach out to us at offers@primechoicefunding.com or call 877-787-7463.