



# Mortgage Services III, LLC

## Fair Lending Policy

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### MSI Fair Lending Policy

#### Background:

Fair Lending Laws are designed to ensure that credit is made available with fairness and impartiality. Federal Regulators charge lenders to ensure fair lending and to prohibit discrimination in lending. Lending policies and procedures must not discriminate on the basis of race, color, religion, sex, marital status, age, national origin, familial status, handicap or receipt of income through public assistance.

Fair lending covers four separate regulations:

- ✓ The Equal Credit Opportunity Act (ECOA) – Regulation B
- ✓ The Fair Housing Act (FHA)
- ✓ The Home Mortgage Disclosure Act (HMDA)
- ✓ The Community Reinvestment Act (CRA)

The major areas covered by the fair lending laws are:

- ✓ Non discrimination in lending policies, procedures, practices and products
- ✓ Non discrimination in real estate activities
- ✓ Collection of specific information for government monitoring purposes

Fair Lending is the law and moral obligation of every individual providing service in our industry. Mortgage Services III has adopted the accompanying Fair Lending Statement, which reflects our commitment to the equal treatment of all credit applications.

#### MSI Published Policy

Mortgage Services III, LLC (MSI) policy is to promote the availability of credit on a safe and sound basis to all credit-worthy applicants. We evaluate each credit application on its merits without regard to the applicant's race, color, ethnicity, national origin, religion, gender, marital or familial status, sexual orientation, disability, and age, the fact that the applicant receives public assistance, or may have exercised rights under the Federal Consumer Credit Protection Act.

MSI policy of fair treatment and equal opportunity extends to every aspect of the credit transaction. This includes, but is not limited to:

- ✓ Advertising
- ✓ Inquiries - pre-qualifications and discussions
- ✓ Application Taking
- ✓ Pricing
- ✓ Processing
- ✓ Third party activities such as appraising properties
- ✓ Underwriting
- ✓ Purchasing
- ✓ Servicing
- ✓ Collecting on delinquent loans

