

# NOTICE TO BORROWER/ PROSPECTIVE BORROWER

(Form HPU-01)

Office of the Indiana Attorney General  
Homeowner Protection Unit

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## **Right to Inspect HUD-1 or HUD-1A Settlement Statement:**

A borrower in a real estate transaction, wwhich includes the making, refinancing, or consolidation of a mortgage loan, has the right to inspect the HUD-1 or HUD-1A Settlement Statement during the business day immediately preceding settlement, as provided by the federal Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.), as amended.

## **Indiana Code § 24-5-23.5-7:**

A person shall not corrupt or improperly influence, or attempt to corrupt or improperly influence:

- (1) the independent judgment of a real estate appraiser with respect to the value of the real estate that is the subject of a real estate transaction; or
- (2) the development, reporting, result, or review of an appraisal prepared in connection with a real estate transaction; through bribery, coercion, extortion, intimidation, collusion, or any other manner.

As added by P.L. 52-2009, SEC.2.

## **Suspected Violation of Indiana Code § 24-5-23.5-7 or other Fraudulent Real Estate Transactions:**

If you, the borrower or prospective borrower, suspect a violation of Indiana Code 24-5-23.5-7, or any other suspected fraudulent residential real estate transactions, you may contact the Homeowner Protection Unit of the Office of the Indiana Attorney General.

## **Contact Information:**

**Homeowner Protection Unit**  
Toll Free: 1-800-382-5516  
Electronically: [HPU@atg.in.gov](mailto:HPU@atg.in.gov)

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**This form is being provided to you, the borrower or prospective borrower, pursuant to Indiana Code 24-5-23.5-8(a),**

I or We have received a copy of this Notice:

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Co-Borrower Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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