

BUSINESS RELATIONSHIP DISCLOSURE NOTICE - OHIO

Property Address: _____ Date: _____

This is to give you notice that _____
[Referring Party]

has a business relationship with _____
[Settlement Services Provider(s)]

(Describe the nature of the relationship between the referring party and the provider(s), including percentage of ownership interest, if applicable). _____

Because of this relationship, this referral may provide a financial or other benefit to: _____

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed service provider(s) as a condition for _____ settlement of your loan on or _____ purchase, sale, or refinance of the subject property.

Provider and Settlement Service

Charge of Range of Charges

There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best rate for these services.

By signing below, Borrower acknowledges receipt of this Business Relationship Disclosure Notice.

Signature of Borrower (Date) Signature of Co- Borrower (Date)

Signature of Loan Officer (Date) Loan Officer's License Number

Revised Code 1322.075. (A) No registrant or licensee or person required to be registered or licensed under this chapter shall refer a buyer to any settlement service provider, including any title insurance company, without providing the buyer with written notice disclosing all of the following:

- (1) Any business relationship that exists between the registrant, licensee, or person required to be registered or licensed under this chapter, and the provider to which the buyer is being referred, and any financial benefit that the registrant, licensee, or person may be provided because of the relationship;
- (2) The percentage of ownership interest the registrant, licensee, or person required to be registered or licensed under this chapter has in the provider to which the buyer is referred;
- (3) The estimated charge or range of charges for the settlement service listed;
- (4) The following statement, printed in boldface type of the minimum size of sixteen points: "There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services."

(B) No registrant or licensee shall after refer a buyer to an appraisal company, if the registrant or licensee, or a member of the registrant's or licensee's immediate family, has either of the following financial relationships with the appraisal company:

- (1) An ownership or investment interest in the company, whether through debt, equity, or other means;
- (2) Any compensation arrangement involving any remuneration, directly or indirectly, overtly or covertly, in cash or in kind.

(C) No registrant or licensee shall knowingly enter into an arrangement or scheme, including a cross-referral arrangement, that has a principal purpose of assuring referrals by a registrant or licensee to a particular appraisal company that would violate division (B) of this section.

(D) The registrant, licensee, or person required to be registered or licensed under this chapter shall retain proof that the buyer received the written disclosure required by division (A) of this section for four years.