

ONE STOP FINANCIAL SERVICES

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FIXED RATE MORTGAGE DISCLOSURE NOTICE

This disclosure has important information about Fixed Rate Mortgage Loans.

How the Monthly Mortgage or Escrow Items are Calculated:

You shall pay to the Lender on the day monthly installments of principal and interest are payable under the Note, a sum equal to one-twelfth of the yearly taxes and assessments which may attain priority over your Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one twelfth of yearly premium installments for Mortgage Insurance, if any, all as reasonably estimated originally and from time to time by the Lender on the basis of assessments and bills and reasonable estimates.

These funds will be held by the Lender. The Lender shall apply these funds to pay taxes, assessments, insurance premiums, and ground rents. The Lender will not charge you for holding and applying the funds, analyzing the account, or verifying and compiling said assessments and bills unless the Lender gives you notice of such a fee. The Lender will not pay you any interest or earnings on these funds. The Lender shall give to you, without charge, an annual accounting of the funds, showing credits and debits to the funds and the purpose for which each debit made to the funds was made. These funds are pledged as additional security for the sums secured by this mortgage.

If the amount of the funds held by the Lender, together with the future monthly installments of funds payable prior to the due dates of taxes, assessments, insurance premiums, and ground rents as they fall due, such excess shall be, at your option, either promptly repaid to you or credited to you. If the amount of the funds held by the Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, you shall pay the Lender any amount to make up the deficiency within 30 (thirty) days from the date the notice is mailed by the Lender to you requesting payment thereof. The Lender shall notify you of this excess or shortage when it sends you the annual accounting.

Upon payment in full of all sums secured by your Mortgage, the Lender shall promptly refund to you any funds held by the Lender. If the Property is sold or otherwise by the Lender, the Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by the Lender, any funds held by the Lender at the time of application as credit against the sums secured by the Lender.

DUE ON SALE CLAUSE:

Your Mortgage will contain a Due-On-Sale clause, a contract provision which authorizes the Lender, at its option, to declare immediately due and payable all sums secured by the Mortgage if you sell or transfer all or any of your interest, by agreement of sale or otherwise, in the real property securing your loan without the Lender's prior written consent. The Lender's authority to exercise the Due-On Sale clause will depend on circumstances of the transfer, the type of transfer, whether you occupy the property before and/or after the transfer, and whether you are related to the person(s) who receive title to the property. If your debt is not paid upon receiving the demand for payment, the Lender may institute foreclosure action against you. For purposes of this definition, a "sale of transfer" means the conveyance of real property or any right, title, or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than 3 (three) years, lease-option contract, or any other method of conveyance of real property interest.

DEMAND MORTGAGE LOAN

If the passage of any law has the effect of making any provision of the Note or Mortgage unenforceable, then the Lender may require you to immediately repay in full all sums secured by the mortgage.

LATE CHARGES

If you make a payment more than 15 (fifteen) days after its due date, then you must pay a late charge. This late charge will equal 5% (five percent) of any monthly payment not received within 15 (fifteen) days of the due date.

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Borrower's Signature

Date

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Co-Borrower's Signature

Date