

NOTICE TO BORROWER/ PROSPECTIVE BORROWER

(form HPU-01)

Office of the Indiana Attorney General
Homeowner Protection Unit

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

A borrower in a real estate transaction, which 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

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