

**GOLDEN STATE FINANCE AUTHORITY
OPENDOORS PROGRAM
PARTIAL EXEMPTION DISCLOSURE**

Borrower(s): _____

We are giving a security interest in the property located at: _____

_____, The Golden State Finance Authority (the "Lender") is providing a Deferred Payment Loan, subject to conditions, in the amount of \$_____ (the "Deferred Payment Loan") for the purpose of assisting Borrower in purchasing the property listed above (the "Property"). The proceeds of the Deferred Payment Loan may be applied toward the down payment and/or closing cost requirements of the first mortgage loan secured by the First Deed of Trust on the Property and/or to reduce the amount of the associated first mortgage loan. The Deferred Payment Loan will be secured by a second deed of trust on the Property, subordinate only to the First Deed of Trust.

1. Borrower(s) understand(s) that the Deferred Payment Loan is a fixed zero interest (0%) loan. No scheduled payments are required until an action listed in Section 2 below occurs. Borrower(s) should refer to that certain Promissory Note and Deed of Trust, Security Agreement, Assignment of Rents and Leases, and Fixture Filing evidencing and securing, respectfully, the Deferred Payment Loan for more information about nonpayment, default, acceleration, prepayment rights and penalties and other important terms and conditions. No prepayment penalty will be imposed.
2. Borrower(s) understand(s) that the Deferred Payment Loan must be repaid on the earliest of the following occurrences (each a "Repayment Event"):
 - a. The first mortgage loan on the Property, which first mortgage loan is secured by the First Deed of Trust, is paid in full or reaches its maturity date (which date is thirty years from the date of the Promissory Note), whichever occurs first; or
 - b. The first mortgage loan secured by the First Deed of Trust on the Property is refinanced; or
 - c. The first mortgage loan secured by the First Deed of Trust on the Property becomes due and payable for any reason; or
 - d. Borrower sells, transfers or otherwise disposes of the Property, including, without limitation, through foreclosure or transfer pursuant to any power of sale.
3. Borrower(s) understand(s) upon the occurrence of any of the Repayment Events described in paragraphs (a) through (d), inclusive, of Section 2 herein, the Deferred Payment Loan becomes immediately due and payable and the Borrower(s) shall repay to the Lender the entire remaining principal balance of the Deferred Payment Loan. Borrower(s) understand(s) that there is no guaranty Lender will refinance the Deferred Payment Loan.
4. Borrower(s) understand(s) that this Deferred Payment Loan is not assumable. A subsequent purchaser of the property cannot assume the remainder of this Deferred Payment Loan.

Amount Financed: The amount of credit provided to you	Finance Charge: The dollar amount the credit will cost you	Total of Payments: The amount you will pay upon the occurrence of a Payment Action	Interest Rate: The cost of your credit	Annual Percentage Rate: The cost of your credit as a yearly rate, including any Finance Charge
\$	\$ 0.00	\$	0%	0%

Your payment schedule will be:

Number of Payments	Amount of Payments	When Payment is Due
1, upon the occurrence of a Repayment Event	The entire principal balance of the Deferred Payment Loan	Upon meeting any condition in Section 2

Borrower Paid Closing Costs (itemize list): _____

Lender Paid Closing Costs (itemize list): _____

Total fees charged to Borrower(s) are less than one percent (1%) of the loan amount? Yes No

I/we hereby acknowledge receipt of this disclosure:

Borrower

Date

Borrower

Date

For use with RESPA Partial Exemption