



**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**

To: \_\_\_\_\_, Property: \_\_\_\_\_

From: \_\_\_\_\_ Date: \_\_\_\_\_  
*Loan Officer's Name*

This is to give you notice that Scenic Oaks Funding, LLC, doing business as Scenic Oaks Funding, has a business relationship with Valley NHD, PMZ Real Estate, Lyon Real Estate and Cypress Title Corporation. Scenic Oaks Funding is owned by trusts for the benefit of various members of the Zagaris family (collectively, the “Zagaris Owners”), the Matos family and the Melo family (collectively, the “M & M Owners”), and Duke Leffler (the “Leffler Owner”) and by William L. Lyon & Associates (the “Lyon Owners”). The Zagaris Owners own 48.75% of the ownership interests in Valley NHD, LLC, dba Valley NHD. The Lyon Owners own 25% of the ownership interests in Valley NHD, LLC, dba Valley NHD. The Zagaris Owners own 52.88% of the ownership interests in Paul M. Zagaris, Inc., dba PMZ Real Estate. The Lyon Owners own a 100% interest in an entity that owns 100% of the ownership interests in William L. Lyon & Associates, Inc., dba Lyon Real Estate. The Zagaris Owners, and the Leffler Owner own an 80.02% ownership interest in an entity that collectively owns a 23.077% interest in Cypress Title Corporation. The M & M Owners own a 100% interest in an entity that owns a 23.077% interest in Cypress Title Corporation. The Lyon Owners own a 100% interest in an entity that owns 23.077% interest in Cypress Title. Because of these relationships, this referral may provide Scenic Oaks Funding, the Zagaris Owners, the M & M Owners, the Leffler Owner, and/or the Lyon Owners with a financial or other benefit.

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

**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.**

SETTLEMENT SERVICE PROVIDER	SERVICE PROVIDED	ESTIMATED CHARGE OR RANGE OF CHARGES
VALLEY NHD	Natural Hazard Disclosure (NHD) Reports	NHD Report: \$88.95 - \$119.95 per parcel
PMZ REAL ESTATE	Residential and commercial real estate brokerage services	Broker’s Commission 6% to 10% of sales price
LYON REAL ESTATE	Residential and commercial real estate brokerage services	Broker’s Commission 6% to 10% of sales price

**CONTINUED ON NEXT PAGE**

SETTLEMENT SERVICE PROVIDER	SERVICE PROVIDED	ESTIMATED CHARGE OR RANGE OF CHARGES										
CYPRESS TITLE CORPORATION	Searches public records for defects in property's title before closing; issues title policy which insures against loss due to certain title defects; and handles escrow process.	<p style="text-align: center;"><b>Owner's Policy Premium</b></p> <table> <tr><td>\$100,000 home</td><td>\$501 - \$689</td></tr> <tr><td>\$200,000 home</td><td>\$875 - \$1,157</td></tr> <tr><td>\$500,000 home</td><td>\$1,371 - \$1,777</td></tr> <tr><td>\$1,000,000 home</td><td>\$1,345 - \$2,720</td></tr> <tr><td>\$1,500,000 home</td><td>\$1,675 - \$3,345</td></tr> </table>	\$100,000 home	\$501 - \$689	\$200,000 home	\$875 - \$1,157	\$500,000 home	\$1,371 - \$1,777	\$1,000,000 home	\$1,345 - \$2,720	\$1,500,000 home	\$1,675 - \$3,345
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<p style="text-align: center;"><b>Lender's Policy simultaneously issued with Owner's Policy</b></p> <table> <tr><td>\$100,000 home loan</td><td>\$282 - \$320</td></tr> <tr><td>\$200,000 home loan</td><td>\$460 - \$472</td></tr> <tr><td>\$500,000 home loan</td><td>\$659 - \$725</td></tr> <tr><td>\$1,000,000 home loan</td><td>\$961 - \$1,110</td></tr> <tr><td>\$1,500,000 home loan</td><td>\$1,161 - \$1,365</td></tr> </table>	\$100,000 home loan	\$282 - \$320	\$200,000 home loan	\$460 - \$472	\$500,000 home loan	\$659 - \$725	\$1,000,000 home loan	\$961 - \$1,110	\$1,500,000 home loan	\$1,161 - \$1,365		
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<p style="text-align: center;"><b>Settlement / Escrow Charges</b></p> <table> <tr><td>\$100,000 home</td><td>\$450 - \$1,090</td></tr> <tr><td>\$200,000 home</td><td>\$650 - \$1,615</td></tr> <tr><td>\$500,000 home</td><td>\$850 - \$2,070</td></tr> </table>	\$100,000 home	\$450 - \$1,090	\$200,000 home	\$650 - \$1,615	\$500,000 home	\$850 - \$2,070						
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<p style="text-align: center;"><b>Residential Refinance Rates (1 to 4 units)</b></p> <table> <tr><td>\$100,000 home</td><td>\$400 - \$450</td></tr> <tr><td>\$200,000 home</td><td>\$425 - \$525</td></tr> <tr><td>\$500,000 home</td><td>\$645 - \$900</td></tr> <tr><td>\$1,000,000 home</td><td>\$1,300 - \$1,375</td></tr> <tr><td>\$1,500,000 home</td><td>\$1,675 - \$1,700</td></tr> </table>	\$100,000 home	\$400 - \$450	\$200,000 home	\$425 - \$525	\$500,000 home	\$645 - \$900	\$1,000,000 home	\$1,300 - \$1,375	\$1,500,000 home	\$1,675 - \$1,700		
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<p style="text-align: center;"><b>Miscellaneous Documentation and Recording Fees \$50 - \$350</b></p>												

**ACKNOWLEDGMENT**

I/we have read this disclosure form, and understand that Scenic Oaks Funding is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

	Date		Date
Borrower		Co-Borrower	
Borrower		Co-Borrower	
Borrower		Co-Borrower	