



A word from Ridgewood

July 29, 2014

Our industry is accustomed to seeing buyers pay the Transfer Tax on new construction. Recently, we have witnessed borrowers purchasing existing homes and paying the Transfer Tax.

If we are not made aware of this fee and we do not disclose it on the GFE, Ridgewood has to pay the Transfer Tax. We are asking for a copy of the contract of sale to be included with loan registrations, so the GFE states all appropriate fees. If you are not able to deliver a legible copy of the contract at the time of registration, we ask that a legible copy be sent as soon as possible.

If we do not have a legible copy of the sales contract when the file is delivered we will disclose the Transfer Tax on the revised GFE, as a change of circumstance. If a legible copy of the contract of sale is not obtainable when the file is delivered, please inform the borrowers that the fee will be disclosed but will only be charged if the contract states it as a condition of the purchase.

The bottom-line is that all purchase loans need a legible copy of the contract of sale.

We appreciate your loyalty and assistance and we want to make sure that every borrower is being properly serviced and understands the disclosures.

Respectfully,

Art Saitta

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All terms and conditions are subject to change without notice