

CERTIFICATION OF ENROLLMENT

SUBSTITUTE SENATE BILL 6571

Chapter 295, Laws of 1994

53rd Legislature
1994 Regular Session

RESIDENTIAL MORTGAGE LOAN CLOSING--VALUATION DISCLOSURE

EFFECTIVE DATE: 6/9/94

Passed by the Senate March 6, 1994
YEAS 44 NAYS 2

JOEL PRITCHARD

President of the Senate

Passed by the House March 3, 1994
YEAS 96 NAYS 0

BRIAN EBERSOLE

**Speaker of the
House of Representatives**

Approved April 1, 1994

MIKE LOWRY

Governor of the State of Washington

CERTIFICATE

I, Marty Brown, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 6571** as passed by the Senate and the House of Representatives on the dates hereon set forth.

MARTY BROWN

Secretary

FILED

April 1, 1994 - 2:43 p.m.

**Secretary of State
State of Washington**

SUBSTITUTE SENATE BILL 6571

AS AMENDED BY THE HOUSE

Passed Legislature - 1994 Regular Session

State of Washington 53rd Legislature 1994 Regular Session

By Senate Committee on Labor & Commerce (originally sponsored by Senators Moore, Wojahn, Gaspard, Franklin, Prentice and Winsley)

Read first time 02/04/94.

1 AN ACT Relating to disclosing information prior to a residential
2 mortgage loan closing; and adding a new chapter to Title 19 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** Unless the context clearly requires
5 otherwise, the definitions in this section apply throughout this
6 chapter:

7 (1) "Lender" means any person doing business under the laws of this
8 state or the United States relating to banks, savings banks, trust
9 companies, savings and loan associations, credit unions, consumer loan
10 companies, insurance companies, real estate investment trusts as
11 defined in 26 U.S.C. Sec. 856 and the affiliates, subsidiaries, and
12 service corporations thereof, and all other persons who make
13 residential mortgage loans.

14 (2) "Residential mortgage loan" means any loan used for the
15 purchase of a single-family dwelling or multiple-family dwelling of
16 four or less units secured by a mortgage or deed of trust on the
17 residential real estate.

1 NEW SECTION. **Sec. 2.** A lender shall provide to the borrower,
2 prior to the closing of a residential mortgage loan, true and complete
3 copies of all appraisals or other documents relied upon by the lender
4 in evaluating the value of the dwelling to be financed. A borrower may
5 waive in writing the lender's duty to provide the appraisals or other
6 documents prior to closing. This written waiver may not be construed
7 to in any way limit the lender's duty to provide the information to the
8 borrower at a reasonable later date. This section shall only apply to
9 purchase money residential mortgage loans.

10 NEW SECTION. **Sec. 3.** Sections 1 and 2 of this act shall
11 constitute a new chapter in Title 19 RCW.

Passed the Senate March 6, 1994.

Passed the House March 3, 1994.

Approved by the Governor April 1, 1994.

Filed in Office of Secretary of State April 1, 1994.