
SUBSTITUTE SENATE BILL 6571

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 at
2 least five days prior to the closing of a residential mortgage loan,
3 true and complete copies of all appraisals, inspections, or any other
4 reports concerning the condition or value of the real property being
5 financed by the lender. A borrower may waive in writing the lender's
6 duty to provide the appraisals, inspections, or other reports five days
7 prior to closing. This written waiver may not be construed to in any
8 way limit the lender's duty to provide the information to the borrower
9 at a later date. This section shall only apply to purchase money
10 residential mortgage loans.

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

--- END ---