

## STATE OF TEXAS MORTGAGE COMPANY DISCLOSURE

### Texas Mortgage Company Disclosure

In compliance with the Texas Dept. of Savings & Mortgage Lending

**OUR COMPANY NAME:** Ferrando Financial LLC dba Mortgage Austin

**OUR LOAN ORIGINATORS and NMLS:** Anthony Ferrando, NMLS# 1919613

**COMPANY NMLS:** Ferrando Financial LLC, NMLS#2403080

#### **Duties and Nature of Relationship:**

We will submit your loan application to a participating lender which we may from time to time contract upon such terms as you may request or a lender may require. In connection with this mortgage loan, we are generally acting as an independent contractor and not as your agent.

#### **How we will be compensated:**

The retail price we offer you – your interest rate, total points, and fees – will include our compensation. In some cases we may be paid all of our compensation by you or by the lender or investor.

CONSUMERS WISHING TO FILE A COMPLAINT AGAINST A COMPANY OR A RESIDENTIAL MORTGAGE LOAN ORIGINATOR SHOULD COMPLETE AND SEND A COMPLAINT FORM TO THE TEXAS DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TEXAS 78705. COMPLAINT FORMS AND INSTRUCTIONS MAY BE OBTAINED FROM THE DEPARTMENT'S WEBSITE AT [WWW.SML.TEXAS.GOV](http://WWW.SML.TEXAS.GOV). A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 1-877-276-5550.

THE DEPARTMENT MAINTAINS A RECOVERY FUND TO MAKE PAYMENTS OF CERTAIN ACTUAL OUT OF POCKET DAMAGES SUSTAINED BY BORROWERS CAUSED BY ACTS OF LICENSED RESIDENTIAL MORTGAGE LOAN ORIGINATORS. A WRITTEN APPLICATION FOR REIMBURSEMENT FROM THE RECOVERY FUND MUST BE FILED WITH AND INVESTIGATED BY THE DEPARTMENT PRIOR TO THE PAYMENT OF A CLAIM. FOR MORE INFORMATION ABOUT THE RECOVERY FUND, PLEASE CONSULT THE DEPARTMENT'S WEBSITE AT [WWW.SML.TEXAS.GOV](http://WWW.SML.TEXAS.GOV).

Texas Department of Savings and Mortgage Lending Mortgage Company Disclosure  
Provided by Nelson A. Locke, Esq. (800) 656-4584