

(B) ~~AT--THE-TIME-OF~~ WITHIN 3 DAYS AFTER THE APPLICATION FOR A LOAN DESCRIBED IN SUBSECTION (A) OF THIS SECTION, OR EARLIER UPON REQUEST, ANY LENDER THAT IMPOSES FEES ON BORROWERS FOR SETTLEMENT SERVICES, OR DOCUMENT REVIEW SERVICES, PERFORMED BY A LENDER-DESIGNATED ATTORNEY SHALL PROVIDE A PROSPECTIVE BORROWER WITH A WRITTEN NOTICE STATING:

(1) THE LENDER'S REQUIREMENTS CONCERNING SELECTION OF AN ATTORNEY OR OTHER PERSON TO PERFORM SETTLEMENT SERVICES RELATING TO THE PURCHASE OF THE REAL PROPERTY; AND

(2) A GOOD FAITH ESTIMATE OF THE FEE OR FEES TO BE CHARGED TO THE BORROWER.

(C) IF NOTICE IS REQUIRED BY THIS SECTION, A COPY OF THE NOTICE, SIGNED BY THE APPLICANT, SHALL ACCOMPANY ANY EXECUTED APPLICATION FOR A LOAN.

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(A) THIS SECTION APPLIES TO ANY LOAN TO BE SECURED BY OWNER-OCCUPIED RESIDENTIAL REAL PROPERTY.

(B) A LENDER MAY REQUIRE THE BORROWER TO PAY FOR SERVICES RENDERED BY THE LENDER'S ATTORNEY IN CONNECTION WITH A LOAN DESCRIBED IN SUBSECTION (A) OF THIS SECTION ONLY IF;

(1) THE ATTORNEY'S FEE IS LIMITED TO LEGAL SERVICES ATTRIBUTABLE TO PROCESSING AND CLOSING THE LOAN AND NOT TO UNRELATED SERVICES PERFORMED BY THE ATTORNEY FOR THE LENDER;

(2) THE AMOUNT OF THE ATTORNEY'S FEE, IF IN EXCESS OF \$100, IS SUPPORTED BY A STATEMENT, PROVIDED TO THE BORROWER AT OR PRIOR TO SETTLEMENT, THAT:

(I) DESCRIBES THE SERVICES PERFORMED;

(II) SETS FORTH THE TIME SPENT BY THE ATTORNEY AND THE HOURLY RATE OR OTHER BASIS FOR DETERMINING THE FEE;

(III) STATES THAT THE LEGAL SERVICES ARE BEING PERFORMED ON BEHALF OF THE LENDER AND NOT ON BEHALF OF THE BORROWER; AND

(IV) STATES THAT THE SERVICES ARE BEING PAID FOR BY THE BORROWER;

(3) THE AMOUNT OF THE ATTORNEY'S FEE IS REASONABLE ON THE BASIS OF THE LEGAL SERVICES PERFORMED; AND

(4) THE ATTORNEY'S FEE IS SEPARATELY ITEMIZED ON THE LOAN SETTLEMENT SHEET AND IDENTIFIED AS A FEE TO THE LENDER'S ATTORNEY.

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