



**2008 Property Tax Lender
Annual Report to the
Office of Consumer Credit
Commissioner**

Annual Report Cover Page

1. Indicate licensee's method of accounting.

- Cash Accrual Other: _____

2. This report is for:

- Single License—License No. _____

- Multiple Licenses—# of Licenses: _____

(Attach a list of all licenses if you are submitting an annual report form that has not been barcoded with your licensing information.)

3. Does the licensee participate in any way in writing or procuring insurance in connection with regulated loans?

- No Yes—Complete Schedule G, Credit Insurance Sales.

4. Has there been any significant (5% or more) change in ownership, management, or form of organization during the report year?

- No Yes—If not previously reported to this agency, attach an explanation.

5. Indicate all applicable types of business transacted, serviced, or brokered by licensee.

Home Loans

- | | | |
|-----------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Property Tax Loan | <input type="checkbox"/> Purchase money—secondary lien | <input type="checkbox"/> Refinance with no cash out |
| <input type="checkbox"/> Home equity—first lien | <input type="checkbox"/> Home improvement | <input type="checkbox"/> First mortgage |
| <input type="checkbox"/> Home equity—secondary lien | <input type="checkbox"/> Other: _____ | |

6. Is any business transacted by someone other than the licensee in the licensed location(s)?

- No Yes—Indicate type of business: _____

7. Please report the number of offices and states in which doing business.

Licensee: No. of offices _____ in _____ states. **Affiliates:** No. of offices _____ in _____ states.

8. During the report year, has the licensee or any affiliate had a license denied, suspended or revoked?

- No Yes—Attach a complete explanation.

9. During the report year, has the licensee, any affiliate, or any agent thereof made a financial settlement with any person as a result of any claim relating to any extension of credit or collection activity?

- No Yes—Attach a report to explain any settlement in excess of \$5,000.

10. During the report year, has the licensee, any affiliate, or any agent thereof been subject to binding arbitration with relation to any loan, extension of credit, or collection activity?

- No Yes—Attach a report detailing any Texas-based settlement or claims paid.

Who in your office can the OCCC contact regarding this report?

_____ Name

_____ Title

_____ Mailing Address

_____ City, State, Zip

_____ Phone

_____ Fax number



2008 Property Tax Lender Annual Report
to the
Office of Consumer Credit Commissioner

Office of
Consumer
Credit
Commissioner

False or materially incomplete answers are grounds for revocation or suspension of license.

Licensee's Statement of Verification

The undersigned hereby swears (or affirms) that all statements made in this report or any attachment hereto are true, correct, and complete.

WARNING: *The Texas Penal Code, Section 37.10, provides that a false entry in this form is a third degree felony offense punishable by not more than ten (10) years in prison or not more than one (1) year in a community correctional facility. In addition to imprisonment, a fine of up to \$10,000 may also be imposed.*

Signature

Printed Name

Title

Date



SCHEDULE A: Balance Sheet

Assets (Figures are company-wide)

- 1. Cash (company-wide)
- 2. Property Tax loans receivable for Chapter 351 transactions in Texas
- 3. Regulated loans receivable for Chapter 342.G transactions in Texas
- 4. Other mortgage loans receivable, including home equity (company-wide).....
- 5. Other loans receivable (company-wide)
- 6. Other business assets (company-wide)
- 7. Total Assets**

Liabilities and Owner's Equity (Figures are company-wide)

- 8. Warehouse line of credit/borrowed funds for lending (company-wide)
- 9. Other liabilities (company-wide)
- 10. Total Liabilities.....**
- 11. Owner's equity (company-wide).....
- 12. Total Liabilities and Owner's Equity**

If the equity does not equal or exceed the net assets requirement and the business is a:

- **Proprietorship or general partnership:** attach owner's personal financial statement(s) to demonstrate adequate net assets.
- **Corporation:** if a more current corporate financial statement shows adequate net assets, attach that report and explain any variances between that statement and Schedule A.

Net assets requirement is \$25,000 per license—whether active or inactive.

SCHEDULE B: Statement of Income and Expenses

Income (Figures are company-wide)

- 1. Interest earned on Chapter 351 loans in Texas
- 2. Regulated loan income from Chapter 342.G & Home Equity loans in Texas
- 3. Other business income
- 4. Total Income**

Expenses (Figures are company-wide)

- 5. Bad debts incurred in connection with Texas regulated loan activity
- 6. Salaries incurred in connection with Texas regulated loan activity
- 7. Interest incurred in connection with Texas regulated loan activity
- 8. Other expenses incurred in connection with Texas regulated loan activity
- 9. Other business expense (company-wide).....
- 10. Total Expenses**
- 11. Net income before taxes (company-wide)
- 12. Federal income taxes (company-wide)
- 13. Net Income (Loss).....**



SCHEDULE C: Loans Receivable Balances (Net of Unearned Charges)



	No. of loans receivable	Amount loaned
1. Property tax loans (Chapter 351)	_____	\$ _____
2. Home equity loans (secondary mortgage).....	_____	\$ _____
3. Home equity loans (first lien mortgage).....	_____	\$ _____
4. Home improvement or purchase money loans (secondary mortgage, Chapter 342.G)	_____	\$ _____
5. Other mortgage loans	_____	\$ _____
6. Total.....	_____	\$ _____

SCHEDULE D: Loans Made (Net of Interest or Other Finance Charges)



	No. of loans made	Amount loaned
1. Property tax loans (Chapter 351)	_____	\$ _____
2. Home equity loans (secondary mortgage).....	_____	\$ _____
3. Home equity loans (first lien mortgage).....	_____	\$ _____
4. Home improvement or purchase money loans (secondary mortgage, Chapter 342.G)	_____	\$ _____
5. Other mortgage loans	_____	\$ _____
6. Total.....	_____	\$ _____
7. Percentage of loans retained	_____ %	



SCHEDULE E: Brokered Loans

(Net of Interest or Other Finance Charges)
Attach list of companies (see instructions)



	No. of loans brokered	Amount brokered
1. Property tax loans (Chapter 351)	_____	\$ _____
2. Home equity loans (secondary mortgage).....	_____	\$ _____
3. Home equity loans (first lien mortgage).....	_____	\$ _____
4. Home improvement or purchase money loans (secondary mortgage, Chapter 342.G).....	_____	\$ _____
5. Other mortgage loans.....	_____	\$ _____
6. Other loans.....	_____	\$ _____
7. Total.....	_____	\$ _____

SCHEDULE F: Delinquency and Collections



	Property Tax Loans		Other Regulated Loans	
	Number	Amount	Number	Amount
1. 60-89-day accounts	_____	\$ _____	_____	\$ _____
2. 90-day accounts	_____	\$ _____	_____	\$ _____
3. Foreclosure of collateral.....	_____	\$ _____	_____	\$ _____
4. Proceeds from sales of collateral.....	_____	\$ _____	_____	\$ _____
5. Suits filed	_____	\$ _____	_____	\$ _____



SCHEDULE G: Credit Insurance Sales



	Non-filing insurance	Involuntary unemployment
1. Number of policies sold.....	_____	_____
2. Percentage of eligible loans covered.....	_____ %	_____ %
3. Net premiums.....	\$ _____	\$ _____
4. Number of paid claims.....	_____	_____
5. Amount of claims paid.....	\$ _____	\$ _____
6. Net insurance income/retained premium.....	\$ _____	\$ _____

	Credit life	Credit A&H	Property
1. Number of policies sold.....	_____	_____	_____
2. Percentage of eligible loans covered.....	_____ %	_____ %	_____ %
3. Net premiums.....	\$ _____	\$ _____	\$ _____
4. Number of claims paid.....	_____	_____	_____
5. Amount of claims paid.....	\$ _____	\$ _____	\$ _____
6. Net insurance income/retained premium.....	\$ _____	\$ _____	\$ _____

SCHEDULE H: Ancillary Products



	Non-credit insurance*	Miscellaneous*
1. Number sold.....	_____	_____
2. Net premiums.....	\$ _____	\$ _____
3. Number of claims paid.....	_____	_____
4. Amount of claims paid.....	\$ _____	\$ _____

*Please identify type of non-credit insurance or other miscellaneous products sold. If there is more than one kind, please list and report separately.

SCHEDULE I: Escheat Account



1. Funds remitted to State of Texas.....	\$ _____
2. Escheat account balance, end of year.....	\$ _____