

CHECKLIST: IDENTIFYING A PREDATORY MORTGAGE LOAN		
#	Indicator	Check if included
Marketing & Sales		
1	Aggressive telephone or mail solicitations to targeted neighborhoods	
2	Door-to-door solicitation by home improvement contractor	
3	Kickbacks to mortgage brokers	
4	Steering to high rate lenders	
5	Promising specific terms, e.g., a fixed rate loan; switching at closing	
6	Property flipping	
The Application		
7	Structuring loans with payments borrowers can't afford	
8	Falsifying loan applications (particularly regarding income level)	
9	Adding "insincere" co-signers	
10	Making loans to mentally incapacitated homeowners	
11	Forging signatures on loan documents (i.e., required disclosures)	
12	Paying off subsidized mortgages or lower interest rate loans	
13	Shifting unsecured debt into mortgages	
14	Loans in excess of 100% LTV	
15	Falsifying appraisals	
The Loan		
16	High annual percentage rate	
17	High points or padded closing costs	
18	ARM sold to borrower with limited/no ability to pay higher payments	
19	Balloon payments	
20	Negative amortization	
21	Bogus broker fees	
22	Requiring credit insurance	
23	Falsely identifying loans as lines of credit or open-end mortgages	
24	Mandatory arbitration clauses	
25	Excessive prepayment penalties	
26	Rushed loan closing	
27	Back-dating documents, esp. the notice of right to cancel	
28	Failing to give copies of documents to homeowner at closing	
After Closing		
29	Loan flipping (repeated refinancing, often after high-pressure sales tactics)	
30	Excessive late fees (including daily interest)	
31	Deliberately posting payments late	
32	Abusive collection practices	
33	Incomplete or shoddy work by home improvement contractor	
34	Shoddy installation of mobile home/damaged mobile home	
35	Failure to pay off debts as promised	
36	Foreclosure "rescue" scams	

Checklist provided by the National Consumer Law Center