



# NOTICE TO BORROWER/ PROSPECTIVE BORROWER

(form HPU-01)

Office of the Indiana Attorney General  
Homeowner Protection Unit

---



## **Right to Inspect HUD-1 or HUD-1A Settlement Statement:**

A borrower in a real estate transaction, which includes the making, refinancing, or consolidation of a mortgage loan, has the right to inspect the HUD-1 or HUD-1A Settlement Statement during the business day immediately preceding settlement, as provided by the federal Real Estate Settlement Procedures Act (12 U.S.C. 2601 *et seq.*), as amended.



## **Indiana Code § 24-5-23.5-7:**

A person shall not corrupt or improperly influence, or attempt to corrupt or improperly influence:

- (1) the independent judgment of a real estate appraiser with respect to the value of the real estate that is the subject of a real estate transaction; or
  - (2) the development, reporting, result, or review of an appraisal prepared in connection with a real estate transaction;
- through bribery, coercion, extortion, intimidation, collusion, or any other manner.

*As added by P.L. 52-2009, SEC.2.*



## **Suspected Violation of Indiana Code § 24-5-23.5-7 or other Fraudulent Real Estate Transactions:**

If you, the borrower or prospective borrower, suspect a violation of Indiana Code 24-5-23.5-7, or any other suspected fraudulent residential real estate transactions, you may contact the Homeowner Protection Unit of the Office of the Indiana Attorney General.



## **Contact Information:**

### **Homeowner Protection Unit**

Toll Free: 1-800-382-5516

Electronically: [HPU@atg.in.gov](mailto:HPU@atg.in.gov)

---