

Alaska – Net Tangible Benefit Requirements

Applicable Form = Multi-state

State Specific Requirements: A mortgage licensee may not refinance a mortgage loan within 12 months after the date the mortgage loan is closed, unless the refinancing is beneficial to the borrower which may include:

1. The borrower's new monthly payment is lower than the total of all monthly obligations being refinanced, after taking into account the costs and fees of the refinancing;
2. The amortization period of the new mortgage loan is different from the amortization period of the mortgage loan being refinanced;
3. The borrower receives cash in excess of the costs and fees of the refinancing;
4. The rate of interest of the borrower's promissory note is reduced;
5. The mortgage loan changes from an adjustable rate loan to a fixed rate loan; in a determination under this paragraph, the department may take into account costs and fees;
6. The refinancing is necessary to respond to a bona fide personal need or an order of a court of competent jurisdiction;
7. The original term of the mortgage loan being refinanced is two years or less; and
8. The refinancing is being made to prevent a foreclosure on an existing mortgage loan.