

Net Tangible Benefit Matrix



States	Proper Name of Disclosure	Generic Cx Number	Loan Type	Legal Reference	Worksheet Required?
Alabama	N/A	N/A	N/A	N/A	N/A
Alaska	Tangible Net Benefit Worksheet	12531 (upon request)	A mortgage loan refinances a mortgage loan.	Alaska Stat. § 06.60.350	No
Arizona	N/A	N/A	N/A	N/A	N/A
Arkansas	Tangible Net Benefit Worksheet High Cost Tangible Net Benefit Worksheet	12531 or 15773 (upon request for 15773 only)	Either: (a) A residential mortgage loan that refinances another residential mortgage loan; or (b) a high-cost home loan that refinances a home loan	Ark. Code Ann. §§ 23-39-513(10) & 23-53-104(b)	No
California	High Cost Tangible Net Benefit Worksheet	15773	A covered loan that refinances a consumer loan.	Cal. Fin. Code § 4973(j)	No

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Colorado	CO Tangible Net Benefit Disclosure	12873	A covered loan refinancing a preexisting covered loan or a residential mortgage loan.	Colo. Rev. Stat. Ann §§ 5-3.5-103(1)(c), 12-10-710 & 38-40-105(1.7)(a)(II)	Yes, available on the Colorado Department of Real Estate Website
Connecticut	Tangible Net Benefit Worksheet	12531 (upon request)	A high cost home loan refinancing a loan.	Conn. Gen. State Ann. § 36a-746e(8)	No
Connecticut	Tangible Net Benefit Worksheet	12531 (upon request)	A nonprime home loan that refinances a residential mortgage.	Conn. Gen. Stat. Ann. § 36a-760g(b)	No
Delaware	N/A	N/A	N/A	N/A	N/A
District of Columbia	N/A	N/A	N/A	N/A	N/A
Florida	N/A	N/A	N/A	N/A	N/A
Georgia	GA Disclosure of Net Tangible Benefit	4235 (upon request)	A high-cost home loan refinancing a home loan consummated within the prior 5 years.	Ga. Code. Ann. § 7-6A-4(a)	No
Hawaii	N/A	N/A	N/A	N/A	N/A
Idaho	N/A	N/A	N/A	N/A	N/A
Illinois	IL Statement of Borrowers Benefits	1875	A prohibition on loan flipping in connection with a loan secured by person's principal residence.	815 Ill. Comp. Stat. Ann. 120/3(e)	No

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Illinois	High Cost Tangible Net Benefit Worksheet	15773	A refinance of a high-cost home loan, most likely by another high-cost home loan.	815 Ill. Comp. Stat. Ann. 137/45	No
Indiana	N/A	N/A	N/A	N/A	N/A
Iowa	N/A	N/A	N/A	N/A	N/A
Kansas	N/A	N/A	N/A	N/A	N/A
Kentucky	N/A	N/A	N/A	N/A	N/A
Louisiana	N/A	N/A	N/A	N/A	N/A
Maine	ME HCL Reasonable Tangible Net Benefit Disclosure Form; ME HMPL Reasonable Tangible Net Benefit Disclosure Form	13190 16407	A refinancing of a residential mortgage loan with a high-cost mortgage loan or a higher-priced mortgage loan.	Me. Rev. Stat. Ann. Tit. 9-A, § 8-506(5); 02-030-550 Me. Code R. § 5(3)-(4) & (6)	02-030-550 Me. Code R. Attachment A
Maryland	MD Net Tangible Benefit Worksheet	13909	A mortgage loan refinancing	Md. Code Regs. 09.03.06.20 & 09.03.09.04	Available on the Maryland Commission of Financial Regulation Website

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Massachusetts	MA Borrower's Interest Worksheet	5771	A refinancing of a home loan consummated within the last 60 months.	Mass. Gen. Laws Ann. Ch.183, § 28C; 209 Mass Code Regs. §53.07	Yes. Minimum Requirements Found in 209 Mass Code Regs. §53.07
Michigan	N/A	N/A	N/A	N/A	N/A
Minnesota	Tangible Net Benefit Worksheet	12531	A refinancing of a residential mortgage loan.	Minn. Stat. Ann. §58.13(1)(a)(25)	No
Mississippi	N/A	N/A	N/A	N/A	N/A
Missouri	N/A	N/A	N/A	N/A	N/A
Montana	N/A	N/A	N/A	N/A	N/A
Nebraska	N/A	N/A	N/A	N/A	N/A
Nevada	N/A	N/A	N/A	N/A	N/A
New Hampshire	N/A	N/A	N/A	N/A	N/A
New Jersey	N/A	N/A	N/A	N/A	N/A
New Mexico	Tangible Net Benefit Worksheet	12531	A refinancing of a home loan.	N.M. Stat. Ann. §58-21A-4(B); N.M. Code R. § 12.15.5.9	No
New York	Tangible Net Benefit Worksheet	12531 (upon request)	A refinancing of a home loan with a subprime loan.	N.Y. Banking Law § 6-m(2)(h)	No

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New York	High Cost Tangible Net Benefit Worksheet	15773	A high cost home loan refinancing a mortgage loan.	N.Y. Banking Law § 6-I(2)(i); N.Y. Comp. Codes R. & Regs. tit. 3, §41.5(b)(4)	No
North Carolina	NC Tangible Net Benefit Worksheet	2031	A consumer home loan refinancing another consumer home loan.	N.C. Gen. Stat. § 24-10.2(c)	No
North Dakota	N/A	N/A	N/A	N/A	N/A
Ohio	Tangible Net Benefit Worksheet	12531 (upon request)	A refinancing of a mortgage loan with another mortgage loan.	Ohio Rev. Code Ann. § 1345.031(B)(12); Ohio Admin. Code § 109:4-3-26	No
Ohio	Tangible Net Benefit Worksheet	12531 (upon request)	A refinancing of a covered loan with another covered loan.	Ohio Rev. Code Ann. § 1349.27(G)	No
Oklahoma	High Cost Tangible Net Benefit Worksheet	15773 (upon request)	A "Subsection 10" (OKLA. STAT. ANN. tit. 14A, § 3-411[10]) loan refinancing a consumer loan.	Okla. Stat. Ann. Tit. 14A, § 3-411	No
Oregon	N/A	N/A	N/A	N/A	N/A
Pennsylvania	N/A	N/A	N/A	N/A	N/A

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Rhode Island	RI Tangible Net Benefit	11242	A refinance of a home loan consummated within prior 60 months with another home loan.	R.I. Gen. Laws Ann §§ 34-25.2-4(q) & 34-25.2-5; 230 RICR 40-10-3.5(A) and (B)	Available from the Rhode Island Department of Business Regulations website
South Carolina	SC Tangible Benefit Worksheet	2889 (upon request)	A consumer home loan refinancing within 42 months another consumer home loan.	S.C. Code Ann. §§ 37-23-20(8) & 37-23-70(A)	No
South Dakota	N/A	N/A	N/A	N/A	N/A
Tennessee	High Cost Tangible Net Benefit Worksheet	15773 (upon request)	A high-cost loan refinancing a home loan or a high-cost loan within 30 months.	Tenn. Code Ann. § 45-20-103(4)	No
Texas	N/A	N/A	N/A	N/A	N/A
Utah	N/A	N/A	N/A	N/A	N/A
Vermont	N/A	N/A	N/A	N/A	N/A
Virginia	Tangible Net Benefit Worksheet	12531 (upon request)	A refinance of a mortgage loan within 12 months.	Va. Code Ann. § 6.2-1614(7)	No
Washington	Tangible Net Benefit Worksheet	12531 (upon request)	A refinancing within 120 days of a loan that a licensee under the Washington Consumer Loan Act ⁱ originated ⁱⁱ	Wash. Admin. Code 208-620-560(3)(d)	No

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West Virginia	WV Tangible Net Benefit Worksheet	3849	A refinancing of a residential mortgage loan within 24 months.	W. Va. Code Ann. §§ 31-17-8(d) & 46A-4-111(2)	Yes, available on the West Virginia Division of Banking website
Wisconsin	High Cost Tangible Net Benefit Worksheet	15773 (upon request)	A refinancing of a covered loan with another covered loan.	Wis. Stat. Ann. § 428.203(7)	No
Wyoming	N/A	N/A	N/A	N/A	N/A

ⁱ Wash. Rev. Code Ann. §§ 31.04.005 *et seq.*

ⁱⁱ This is a limitation on the origination fees that may be charged. Please consult the cited statute for further information.