

Upfront Deposit, Loan Documentation and Impound Disclosure

Re: Loan Application for Property Located at: _____

When we take a loan application from a borrower, we require a deposit of \$500.00 from the borrower for the credit report and appraisal fees. This deposit is non-refundable. It is used to pay for the appraisal, credit report and other third party charges. If the loan is denied or cancelled and any deposit funds are unused, only the unused funds will be returned to the borrower. If the loan proceeds to closing, the deposit will be applied to the final closing costs.

There may also be a loan documentation fee of \$500 (\$750 if this is a rehabilitation loan) that, if the loan is approved and loan documents ordered, is payable by the borrowers in the event the loan does not fund and record for any reason.

The borrower often has a choice of whether he/she wants the lender to collect funds on a monthly basis to pay real estate taxes and property insurance.

It is my desire that our proposed loan will have monthly impounds for real estate taxes and insurance: Yes _____ No _____

Borrower Signature

Date

Borrower Name

BUSINESS PURPOSE OF LOAN CERTIFICATION

Broker/Lender: _____ Borrower: _____
Date: _____ Loan Number: _____

BORROWER(S): DO NOT COMPLETE AND SIGN THIS FORM UNLESS YOU HAVE READ AND UNDERSTAND ALL OF IT. YOU MUST COMPLETE THE SECTIONS BELOW IN YOUR OWN HANDWRITING.

Borrower(s) ("Borrower") certifies to _____ ("Broker" and/or "Lender") and its successors and assigns:

1. I/We have applied for and have obtained or may obtain a loan in the principal amount of \$_____ (the Note"). That amount will be secured by the property commonly known as: _____ (the "Deed of Trust"). The Note and Deed of Trust are collectively referred to as the "Loan".
2. Borrower does not occupy the subject property as their primary residence and does not intend to occupy the subject property as their primary residence.
3. Borrower is not acquiring the subject property as a second home.
4. Borrower understands and represents they are knowledgeable and comprehend the difference between a consumer loan for personal purposes and a commercial loan for business purposes. As such, borrower understands the significance and importance of such a distinction, and has the ability and comprehension to identify the purpose of this loan.
5. Borrower represents that this is not a consumer loan and therefore is not subject to any laws that Borrower may or may not be entitled to under any state or federal laws.
6. Borrower waives their right to any defenses that may have or would have had under any state or federal laws that are based on consumer loan transactions.
7. Lender has stressed to me/us the importance of knowing the primary purpose of this Loan. I/We know that the legal responsibilities of the Lender vary considerably depending upon whether a loan is a consumer loan, which is for personal, household or family purposes; or a business loan, which is for every other purpose.
8. I/We have previously represented to Lender and again represent to Lender in this certification, its successors or assigns, that ALL of the purpose of this Loan, exclusive of commissions and loan expenses incurred to obtain this Loan are for the following purposes and amounts:
9. Purpose 1: IN DETAIL, describe what the funds will be used for:

How much? \$ _____

10. Purpose 2: IN DETAIL, describe what the funds will be used for:

How much? \$_____

Next, IN DETAIL, describe what this property will be/is used for:

DO NOT sign this form if any part of the proceeds for this Loan is used for purposes other than a business purpose.

I/We declare the I/we wrote the inserted comments in paragraphs 9 and 10 above and it clearly states my/our intentions regarding this Loan request.

I/We declare under penalty of perjury the laws of the State of California that the foregoing is true and correct.

Date:_____

Signature

Borrower Name

Date:_____

Signature

Borrower Name

Self Build Loan Submission Sheet

Must include the following:	Broker Name: James Liebhenguth
1. Loan Summary (see below)	Broker NMLS# 358141
2. Form 1003 <u>100% COMPLETED (on all Borrowers)</u>	Company: Equity Development
	Company NMLS # 469849
3. Tri-Merge Credit Report	Phone #: 310-73.7-8420
4. If available, photos and/or Appraisal	Fax #:

Please complete the following: type or print clear and legible

Borrowers Name: _____

Subject Property Address: _____

Loan Amount (Required): \$ _____ Permanent Loan: Full Doc or Limited Doc

Cost to Build (materials and labor only): \$ _____ Estimated Time to Build _____ Months

Building Permits Approved: Yes / No Construction Started: Yes / No Percent Completed: _____ %

Estimated Completed Value: \$ _____ Loan to Value: _____ % Mid FICO(s): _____

Down Payment/or Cash available to be Invested into the Property or Project: \$ _____

Source of Down Payment/Cash: _____

Sq. Ft. of Home: _____ Sq. Ft. Garage: Yes No Basement: Yes No

Lot Purchase Price: \$ _____ Lot Size _____

Lot/Land Purchase Date: _____ Balance Owed on Lot/Land: \$ _____

Loan Type (Circle): Self-Build Self Build w/Lot Purchase

Building Experience: _____

Property Type (Circle): SFR Multi-Family _____ Units

Construction Type (Circle): Stick Built Modular Log Home Timber Built Other _____

Occupancy: O/O _____ N/O/O _____ Attached or Detached Construction: _____

Broker to provide Permanent Loan – Yes / No Commitment Required by: _____

Summary:

ESTIMATED CONSTRUCTION COST BREAKDOWN- BUILDER SPEC

Borrower: _____

Location: _____

1. **Land - Acquisition Cost** \$ _____

2. **Development Costs**
 Site Improvements \$ _____
 Cleaning-Site Preparation \$ _____
 Unusual Site Conditions \$ _____

Total Development Costs \$ _____

3. **Building Costs** \$ _____
 (see total of right column)

4. **Soft Costs**
 Interest (during construction) \$ _____
 Legal Fees - Borrower's \$ _____
 Architect/Engineering \$ _____
 Bond \$ _____
 Permits \$ _____
 Estimated Closing Costs \$ _____
 Brokerage Fees \$ _____

Total Soft Costs \$ _____

TOTAL ESTIMATED COST \$ _____
 Less Deposit Paid to Builder \$ _____
 Less Deposit on Land \$ _____
 Less Cash Payments Made to Date: \$ _____
 _____ \$ _____
 _____ \$ _____

Net Amount Required to Build \$ _____

Loan Amount Requested \$ _____

Cash Balance Required to Complete \$ _____

Source of cash balance required: _____

 Borrower Signature Date

 Borrower Signature Date

Building Costs

Demolition	\$ _____
Rough grade - excavation	\$ _____
Foundation - basement/garage	\$ _____
Poured concrete	\$ _____
Trench/backfill	\$ _____
Waterproofing	\$ _____
Structural steel	\$ _____
Lumber	\$ _____
Rough framing - labor	\$ _____
Trusses with labor	\$ _____
Roofing including labor	\$ _____
Sheathing	\$ _____
Exterior/painting/trim with labor	\$ _____
Gutters	\$ _____
Windows	\$ _____
Doors- interior/exterior	\$ _____
Rough heating	\$ _____
Rough plumbing	\$ _____
Rough electric	\$ _____
Fireplace(s)	\$ _____
Insulation	\$ _____
Furnace	\$ _____
Drywall	\$ _____
Finish carpentry/trim	\$ _____
Acoustical	\$ _____
Wood flooring	\$ _____
Tile flooring	\$ _____
Linoleum/carpet flooring	\$ _____
Interior Painting	\$ _____
Cabinets - kitchen/bathrooms	\$ _____
Finish tile work	\$ _____
Marble Tile	\$ _____
Countertops	\$ _____
Appliances	\$ _____
Plumbing Fixtures	\$ _____
Showers/tubs	\$ _____
Electrical fixtures	\$ _____
Elevator	\$ _____
Propane/oil tank	\$ _____
Fire/security system	\$ _____
Exterior porches/patios/decks	\$ _____
Electric/water/sewer lines	\$ _____
Septic system	\$ _____
Well	\$ _____
Blacktop/sidewalks	\$ _____
Final grading/seeding/landscaping	\$ _____
Other: _____	\$ _____
_____	\$ _____
Contingencies	\$ _____
Total Building Costs	\$ _____

Borrower Signature Authorization

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

Part I - General Information

1. Borrower		2. Name and address of Lender/Broker	
3. Date	4. Loan Number		

Part II - Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

The information the Lender/Broker obtains is only to be used in the processing of my application for a mortgage loan.

Borrower

Date

Borrower Signature Authorization

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Borrower

Date

Borrowers' Certification and Authorization

CERTIFICATION

The Undersigned certify the following:

1. I/We have applied for a mortgage loan through _____. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that _____ reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern:

1. I/We have applied for a mortgage loan through _____. As part of the application process, _____ and the mortgage guaranty insurer (if any), may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to _____, Inc and to any investor to whom _____ may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.
3. _____ or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

Borrower Signature _____

Co-Borrower Signature _____

SSN: _____ Date: _____

SSN: _____ Date: _____

EQUAL CREDIT OPPORTUNITY ACT

APPLICATION NO:

PROPERTY ADDRESS:

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this company is the Office of the Comptroller of the Currency, Customer Assistance Group, 1301 McKinney Avenue, Suite 3450, Houston, TX 77010

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

Having made this disclosure to you, we are permitted to inquire if any of the income shown on your application is derived from such a source and to consider the likelihood of consistent payment as we do with any income on which you are relying to qualify for the loan for which you are applying.

(Applicant) (Date)

(Applicant) (Date)

**THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977
FAIR LENDING NOTICE**

DATE:

COMPANY:

APPLICATION NO:

PROPERTY ADDRESS:

It is illegal to discriminate in the provisions of or in the availability of financial assistance because of the consideration of:

1. Trends, characteristics or conditions in the neighborhood or geographic area surrounding a housing accommodation, unless the financial institution can demonstrate in the particular case that such consideration is required to avoid an unsafe and unsound business practice; or
2. Race, color, religion, sex, marital status, domestic partnership, national origin or ancestry.

It is illegal to consider the racial, ethnic, religious or national origin composition of a neighborhood or geographic area surrounding a housing accommodation or whether or not such composition is undergoing change, or is expected to undergo change, in appraising a housing accommodation or in determining whether or not, or under what terms and conditions, to provide financial assistance.

These provisions govern financial assistance for the purpose of the purchase, construction, rehabilitation or refinancing of a one-to-four unit family residence occupied by the owner and for the purpose of the home improvement of any one-to-four unit family residence.

If you have any questions about your rights, or if you wish to file a complaint, contact the management of this financial institution or the Department of Real Estate at one of the following locations:

California Department of Real Estate
2550 Mariposa Mall, Suite 3070, Fresno, CA. 93721-2273
320 W. 4th Street, Suite 350, Los Angeles, CA. 90013-1105
1515 Clay Street, Suite 702, Oakland, CA. 94612-1462
2201 Broadway, P.O. Box 18700, Sacramento, CA. 95818-7000
1350 Front Street, Suite 3064, San Diego, CA. 92101-3687

ACKNOWLEDGMENT OF RECEIPT

I (we) received a copy of this notice.

Signature of Applicant

Date

Signature of Applicant

Date

Real Estate Agency Disclosure

When you begin discussions with a California Department of Real Estate License Agent regarding a real estate mortgage lending transaction, you should understand what type of agency relationship you have with that agent. A Mortgage Broker acts as the agent for the borrower in the mortgage loan transaction and may act as the limited agent of the lender for certain purposes including, but not limited to, making disclosures, ordering appraisal and credit reports, and assembling underwriting information. The brokerage has the following affirmative obligations:

To the Borrower:

1. Fiduciary responsibility of the utmost care, integrity, honesty, and loyalty in dealing with the borrower.

To the Borrower and the Lender:

1. Fiduciary responsibility of the utmost care, integrity, honesty, and loyalty in dealing with the borrower and the lender.
2. Diligent exercise of reasonable skill and care in performances of the agent's duties.
3. A duty of honesty and fair dealing and good faith.
4. A duty to disclose all facts known to the agent materially affecting the value or desirability of the property and/or credit risk of the transaction that are not known to or within the diligent attention and observation of the parties.

The above duties of the agent in this transaction do not relieve you from the responsibility to protect your own interests. You should carefully read all agreements to assure that they adequately express your understanding of this transaction. A Mortgage Broker is a person qualified to advise about real estate loan transactions. If legal or tax advice is desired, consult a professional in those fields.

_____ is a California Department of Real Estate Licensed
Brokerage, license number _____ . The California Department of Real Estate license
information phone number is 916-227-0770 and Fax number is 916-227-0777.

I/We acknowledge receipt of a copy of this agency disclosure statement.

Signature Date

Signature Date

PATRIOT ACT INFORMATION DISCLOSURE

Applicant Name	_____
Co-Applicant Name	_____
Present Address	_____
Mailing Address	_____

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account.

What this means for you: When you open an account, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

I/we acknowledge that I/we received a copy of this disclosure.

Applicant

Date

Applicant

Date

Customer Identification Documentation Patriot Act

The USA Patriot Act requires all financial institutions to obtain, verify and record information that identifies every customer. Completion of this documentation is required in order to comply with the USA Patriot Act. A completed copy of this information must be retained with the loan file.

Application Number _____ Date _____

Name of Applicant _____

Social Security # _____ Date of Birth _____

Present Address _____

Mailing Address _____

Primary Identification Documentation

Document Type _____ Other Document Type _____

Document Number _____

Issue Date _____ Expiration Date _____

Issued by _____

Secondary Identification Documentation

Document Type _____ Other Document Type _____

Document Number _____

Issue Date _____ Expiration Date _____

Issued by _____

Discrepancies and Resolution

Completed by _____

Customer Identification Documentation Patriot Act

The USA Patriot Act requires all financial institutions to obtain, verify and record information that identifies every customer. Completion of this documentation is required in order to comply with the USA Patriot Act. A completed copy of this information must be retained with the loan file.

Application Number _____ Date _____

Name of Applicant _____

Social Security # _____ Date of Birth _____

Present Address _____

Mailing Address _____

Primary Identification Documentation

Document Type _____ Other Document Type _____

Document Number _____

Issue Date _____ Expiration Date _____

Issued by _____

Secondary Identification Documentation

Document Type _____ Other Document Type _____

Document Number _____

Issue Date _____ Expiration Date _____

Issued by _____

Discrepancies and Resolution

Completed by _____