

Get Your FREE

Idaho Home Buyers Handbook

NO Obligation Buyers Analysis

Quick Mortgage Application

Credit Report Request

We want to help make buying your first home in Boise hassle free! Visit my website today for the latest news, info, and helpful tips for buying your first home in Boise today!



Craig Ballhagen

Ph: 208-489-2806

cballhagen@guildmortgage.net

Guild
MORTGAGE COMPANY

www.MyFirstBoiseHome.com

Boise Idaho Home Buyers Handbook

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Introduction



Thank you for downloading my Boise, Idaho Homebuyer's Handbook. I have made this handbook brief, providing you with limited yet very valuable information. The vast amount of information that is readily accessible can be overwhelming (and not very effective) if you don't know WHICH information is most pertinent for closing your home loan in a timely and effective manner.

I have lived in Boise and assisted home buyers for over 13 years. I have access to various handbooks and many websites that I will be glad to share with you at anytime. Please contact me 208-713-3309 or e-mail me at CBallhagen@GuildMortgage.net. My site is located at www.MyFirstBoiseHome.com. There are many other posts and resources that you are welcome to explore.

Home Buyer Basic Qualifying



When it comes to qualifying for a home mortgage, there are numerous guidelines and qualifications that would be too extensive to put in a single page in a handbook. Every potential home buyer's situation is different and each home buyer needs special attention.

Very basically- a home buyer's total debt should not exceed 40% of the gross household income.

For example, if someone earns \$3000 per/month, the total outgoing debt, including the new mortgage payment, shouldn't exceed \$1200.00.

Again, this is basic. Please give me a call and I will be glad to review your situation over the phone and answer all of your questions. 713-3309

Make absolutely sure that you have been pre qualified BEFORE you go shopping for your new home. When you find a house, you will need to make an offer right away and if your file has not been reviewed, you can put yourself in a very disappointing situation and miss out on your new dream home.

Home Loan Mortgage Application



The **uniform residential mortgage Boise home loan application**

(attached) is the **most important** first step to home ownership. It is critical that the home loan application be completed with accurate, verifiable information.

The accuracy of this document will set the pace for the entire Boise home loan approval process. The data that is provided is what the Boise loan officer will be using for automated Idaho loan approval, ordering credit, etc. If the data cannot be verified or the data changes, your initial Boise home loan approval may be voided.

I would **strongly** recommend that an Idaho first-time home buyer print out a copy and hand-write the application. There are only four pages to the application and should only take 20 or 30 minutes to complete.

It is in the best interest of an Idaho first-time home buyer to take a few minutes to become more familiar with the Boise home loan application. Remember, you will be committing to borrow \$50,000.00 to \$400,000.00 for 30 years and **pay it back**. It is worth it to take the time and **Take Control of Your First Idaho Home Loan!**

After you have completed the Boise home loan application, make a copy for your files and please fax it to 208-489-2809 or scan and email to CBallhagen@GuildMortgage.net .

Use your copy to compare it to the up-front disclosures that you will receive within 72 hours after application. Make sure the data hasn't changed.

Please call my cell if you have any questions about the Boise home loan application or process. 208-713-3309.

Personal Documentation Checklist



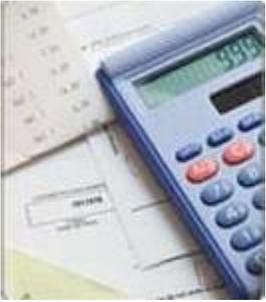
Boise, Idaho first time home buyers need to take control of their home-buying process and understand all documentation.

All Boise first-time home buyers should have all of their documentation ready to go. Here is a list of the basic items that a first-time home buyer will need to provide. Along with a complete [loan application](#), you will need these items at the beginning of the process. You can scan, e-mail or fax to 208-489-2809

1. 30-day most current paystubs
2. 2 months' bank statements on all assets (checking and savings--all pages)
3. 2008 and 2009 W-2's
4. Homeowner's insurance information--agent and company
5. Last two-years' federal tax returns for self-employed
6. Three years' tax returns for first-time home buyers
7. [Finally-Home](#) first-time home buyer class with Idaho Housing Authority

It is in the best interest of a first-time home buyer to have all of their personal documentation up-front.

Home Loan Closing Costs



Now is the time for Boise, Idaho first-time home buyers to understand their home-buying process by obtaining and thoroughly reviewing their **Good Faith Estimate when applying for Boise home loans.**

All Boise home loans have associated costs and prepaid items that are fully disclosed in a **Good Faith Estimate** (also known as a **GFE**).

Begin by understanding the Good Faith Estimate. It is your Boise loan consultant's job to fully explain this document. This document needs to be in the home buyers' hands before anything else is done.

Unfortunately, with many purchase transactions, Idaho first-time home buyers don't see **any** GFE costs until the end at the final signing. That is **WRONG!** Remember, you are making the **biggest financial decision of your life** and agreeing to pay it back for the next 30 years.

This is important enough to say twice. **Mortgage lenders are required to provide Idaho first-time home buyers with a GFE at the very beginning of the Boise home loan purchase.** If for some reason a lender does NOT provide a GFE upfront, I would recommend **not** using that lender.

Once you have your GFE, make sure you hang on to it and bring it to the final closing. Compare it to the final GFE. **HOLD YOUR LENDER ACCOUNTABLE. It's your money.**

Good Faith Estimates are regulated by the Federal Government and all GFE's have line numbers in six different series (categories). It is probably a good idea to have an [FHA sample GFE](#) to look at before you go any further.

The 800 series items are all of the lender fees which include origination fees, [points](#), appraisal fees, credit report fees, tax service fees, flood certification fees, processing fees as well as funding fees. A lender CANNOT put their fees anywhere else on the GFE but in the designated 800 series.

The only fees that will vary from lender to lender are contained in the 800 series items. The rest of the fees will be the same.

The 900 series items are for fees paid in advance, such as a current [tax bills](#) due or [homeowners insurance](#) premium

The 1000 series items are for tax, interest, and [mortgage insurance](#) reserves that are collected and deposited into your escrow account.

The 1100 series items are for title and escrow company fees.

The 1200 series items are for government recording and transfer fees

The last series is the 1300 series, which are for pest inspections fees, as well as miscellaneous assessment costs, home warranty invoices, to name a few.

It is much easier for first-time buyers to understand GFE's if everything is broken down into categories.

Please e-mail me a tentative purchase price scenario anytime. I will be glad to provide a GFE at and go over it face-to-face at your convenience here in Boise.

The attached sample GFE is based on a \$100,000 purchase price. I can send you any scenario you would like.

Home Buyer's Credit Report



There is much talk about credit reports and the FICO scores that go with it. The internet offers many FREE credit reports. Believe me, they are NOT free. What they are trying to do is have you sign up for a monthly service or a large fee if you don't "officially" cancel their service. These companies exist to make money--not to actually help you out.

Establish an honest relationship with a LOCAL Boise, Idaho home loan consultant who has their local reputation on the line and your best interests in mind. THEN go to the next step and request a free credit report and the valuable advice that goes along with it. Your local Boise loan consultant has to EARN your business by providing professional, expedient service. That is what a relationship is all about. Online companies could care less about how you "feel" or if you are "happy" or not. A local Boise, Idaho loan consultant must please you and their local real estate community. If they don't, they might as well go work for some online institution.

Boise, Idaho is a small community and a solid reputation is all you have. Boise, Idaho first-time home buyers are very savvy about the process and expect top-notch attention.

When an Idaho first-time home buyer in Boise orders their **FREE credit report** from me, they will receive a full residential report with all three bureau scores and extensive consultation.

All credit reporting agencies gather their information through three credit bureaus—[Trans Union](#), [Equifax](#), and [Experian](#). The companies that issue credit to consumers (such as VISA and MasterCard) all give this information to these credit bureaus. Each bureau has a scoring system and assigns a number ranging anywhere from 400 to 800.

All credit reports consist of three scores and the credit is qualified on the middle score. Most first-time home buyers usually qualify for an FHA loan, which requires a 620 mid-score. If your middle score is less than 620, you can apply for an Idaho Housing Authority Loan through Guild Mortgage. The lowest scores accepted are a middle score of 580. For qualified buyers, Idaho Housing can provide grant money for the down payment which means a "zero down" purchase.

Typically, conventional loans require a 660 score for loans with 20% down or more.

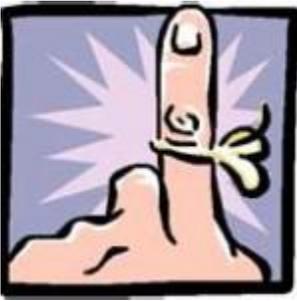
Conventional loans with a down payment of less than 20% will require mortgage insurance which requires a credit score of 700. **A potential home buyer needs a middle credit score of at least 580 to purchase a home.**

Ordering your first credit report is a great first step. Being proactive by knowing what is on your credit report FAR in advance is a great way for Boise, Idaho, first-time home buyers to **take control** of their financial future. Even if a potential Boise home buyer is six to 12 months away from considering a purchase, it is never too soon to have credit checked.

There are three different ways to get started.

1. Complete the [loan application](#) (attached) and fax to 208-489-2809 (or scan and e-mail to CBallhagen@GuildMortgage.net)
2. Email me your full name, current address, and contact information and I will complete the application for you. **NEVER E-MAIL YOUR SOCIAL SECURITY NUMBERS TO ANYONE.** I will contact you by phone and you can give that information verbally.
3. Schedule an appointment with me and I can check your credit at that time.

A Few Home buyer Tips



Boise, Idaho's next generation of first-time home buyers must step up and take control of their home loan process by taking responsibility for the documents they are signing. Remember, you are borrowing hundreds of thousands of dollars and required to pay it all back.

Take the time to gather the information about the loan process and examine **ALL** of **YOUR** loan documents.

It is the loan officer's duty to explain everything to all first-time home buyers. If your loan officer doesn't look out for you, no one else will... **until it is too late. TAKE CONTROL!**

Home buyers must take the time to review everything prior to going to the title company. Some potential first-time buyers don't ask any questions until they are at the signing table. That is too late.

Here are a few things to keep in mind when purchasing your first Boise , Idaho home

Make sure you have complete underwriting pre-approval--not just pre-qualified. In today's fast-moving real estate industry, buyers need to be completely ready to go.

1. Obtain a full credit report with all three bureaus. Now you must have three accounts with a 12- month payment history.
2. Have all of your personal income documentation ready to go (see list).
3. Insist on a **Good Faith Estimate** upfront. A GFE has complete breakdown of all of the costs and down payment associated with the loan process.
4. Print out your **own** loan application and fill it out. It will only take you 20 to 30 minutes. That gives **YOU** control. Remember the **HUGE COMMITMENT** you are about to make. Take the time to **do it RIGHT!**
5. Do NOT do any unnecessary spending or obtain new credit. .
6. I would recommend attending the [Idaho Housing Authority First-Time Home Buyer Class](#) located at Sixth and Myrtle Streets in Boise.
7. Make sure your first-time buyer home [loan is processed](#) and underwritten locally here in Boise and your loan consultant is able to meet with you face-to-face at any time, if necessary. If your loan consultant is out of state, are your best interests a top priority?

How to Calculate a Mortgage Payment



Boise first-time home buyers need to take control the their mortgage loan process and completely understand how the total mortgage payment is calculated.

Most first-time buyer FHA loan payments are comprised of four numbers that equal the total payment.

1. Principal & Interest is calculated by using the mortgage calculator on my site at www.MyfirstBoiseHome.com. Enter your estimated loan amount and rate or please give me a call and I will be glad to help you with a payment (208-713-3309).

Check today's rates for a Boise mortgage for Idaho first-time home buyers.

2. Homeowners Insurance usually runs between \$20 and \$40 per month, depending on the coverage that is chosen it insurance your home. Call your insurance agent and they will give you an estimate.

3. Real Estate Taxes are usually 1.25% of the purchase price. For example, on a \$100,000 purchase price, the taxes would be approximately \$1,250 per year, equalling \$104.00 per month. Ask your realtor to provide you with an estimated of annual tax on the property you are interested in.

4. Mortgage insurance on a \$100,000.00 FHA loan would be approximately \$45.00 per month. This only applies if a home buyer puts less than 20% down. The upfront, [Good Faith Estimate](#) will provide you with a complete breakdown of your estimated closing costs as well as an estimated, total Idaho mortgage payment.

Please take the time to understand how a Boise mortgage payment is put together. When you break it all down, it is much easier to know where your next Idaho mortgage payment will be.

Home Loan Approval Process



Guild Mortgage is located near the intersection of Chinden and Cloverdale in Boise, Idaho. All Idaho first-time home buyer loans are processed, underwritten, and funded **in our Boise, Idaho location**. If necessary, a first-time home buyer can contact our underwriter and even meet with them face-to-face.

This is a **HUGE ADVANTAGE** for Idaho first-time home buyers. You will know exactly where your Boise loan is in the process at all times...**never** leaving you in the dark.

The "In-House Process" is the key to ensuring a Boise, Idaho first-time home buyer's file will be closed on time--every time.

The basic steps of the home loan process are as follows.

1. Complete home loan application and have all personal documentation ready to go.
2. Loan officer inputs all of your data and prints out loan approval based on the information provided.
3. Complete file is turned into the processing center for the ordering of title insurance, opening of escrow, ordering of homeowners insurance and appraisal.
4. Once all of this documentation comes together, the underwriter verifies the data and issues a loan approval.
5. Once the loan has underwriting approval, the file goes to the loan document drawing department.
6. The document department sends the loan package to the title company.
7. The title company prepares the final escrow closing statement and HUD-1 settlement statement and presents them at closing with our lender-provided loan documents for final signing (closing).
8. Once the loan documents are signed, the title company sends the completed package back to the lender. When all conditions have been met, the loan will fund and record.

This entire process usually takes about two to three weeks, depending on each file and program that the homeowner is applying for.

Household Services

Carpet and House Cleaning Services

- **Matt Orem with Maid Brigade** 208-685-0639 Boise Idaho
- **Lucy with Lucy Spotless Cleaning** 209-284-9734
- **Locksmith- Anytime Lock and Key** 208-375-3120 Boise Idaho

Handyman

- **Doug Ploss with Boise Handyman Service** 208-859-9082
- **Bruce Mayfield with River Valley Handyman and Construction** 208-713-3126 Boise Idaho

Window Cleaning

- **Brian Hoyt or Beth Straker with Poor Man Window Cleaning** 208-284-2401
- **Greg Reid with Sunshine Window Cleaning** 208-461-9685
- **Clear Impressions Window Cleaning** 208-249-6748

Heating and Cooling

- **Ival with Western Heating & Air Conditioning** 208-375-6161
- **Ameri-Serv, Inc. Heating & Cooling** – Boise call Tamara 208-342-4328 [Facebook](#) [Twitter](#)
- **Martin Johncox with YMC Heating and Cooling** 208-888-1727 [Facebook](#) [Twitter](#)

Lawn Care

- **Bj and Jake Wright with Wright Lawn Care** 208-475-4724
- **All Pro Lawn Service** 208-869-2999

Painters

- **Chris with B & K Painting** 208-861-7327 Boise Idaho
- **Steve with Clearwater Painting & Restoration** 208-629-8763

Plumbers

- **Mr Rooter Boise** 208-888-1998 [Twitter](#)

Home Buyer Resource Links

1. www.MyFirstBoiseHome.com
2. Idaho Housing Authority <http://www.ihfa.org/>
3. <http://boise.bbb.org/> Better Business Bureau
4. <http://www.hud.gov/offices/hsg/fhahistory.cfm> FHA
5. <http://finance.idaho.gov/> Idaho Dept of Finance
6. <http://www.mortgageconsumeradvocates.org/>
7. <http://www.naca.net/> Consumer Advocates

Uniform Residential Loan Application

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower," as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or the income or assets of the Borrower's spouse or other person who has community property or similar rights pursuant to applicable state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person who has community property or similar rights and the Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

Borrower

Co-Borrower

I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied for:	<input type="checkbox"/> VA <input type="checkbox"/> USDA/Rural Housing Service <input type="checkbox"/> FHA <input type="checkbox"/> Conventional <input type="checkbox"/> Other (explain):	Agency Case Number	Lender Case Number
Amount \$	Interest Rate %	No. of Months	Amortization Type: <input type="checkbox"/> Fixed Rate <input type="checkbox"/> Other (explain): <input type="checkbox"/> GPM <input type="checkbox"/> ARM (type):

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address (street, city, state & ZIP)						No. of Units	
Legal Description of Subject Property (attach description if necessary)						Year Built	
Purpose of Loan <input type="checkbox"/> Purchase <input type="checkbox"/> Construction <input type="checkbox"/> Other (explain): <input type="checkbox"/> Refinance <input type="checkbox"/> Construction-Permanent				Property will be: <input type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment			
<i>Complete this line if construction or construction-permanent loan.</i>							
Year Lot Acquired	Original Cost \$	Amount Existing Liens \$	(a) Present Value of Lot \$	(b) Cost of Improvements \$	Total (a + b) \$		
<i>Complete this line if this is a refinance loan.</i>							
Year Acquired	Original Cost \$	Amount Existing Liens \$	Purpose of Refinance	Describe Improvements	<input type="checkbox"/> made <input type="checkbox"/> to be made		
Title will be held in what Name(s)			Manner in which Title will be held		Estate will be held in: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date)		
Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)							

Borrower

III. BORROWER INFORMATION

Co-Borrower

Borrower's Name (include Jr. or Sr. if applicable)				Co-Borrower's Name (include Jr. or Sr. if applicable)			
Social Security Number	Home Phone (incl. Area code)	DOB (mm/dd/yyyy)	Yrs. School	Social Security Number	Home Phone (incl. Area code)	DOB (mm/dd/yyyy)	Yrs. School
<input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (include single, divorced, widowed)		Dependents (not listed by Co-Borrower) no. Ages		<input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (include single, divorced, widowed)		Dependents (not listed by Borrower) no. ages	
Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.				Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.			
Mailing Address, if different from Present Address				Mailing Address, if different from Present Address			
<i>If residing at present address for less than two years, complete the following:</i>							
Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.				Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.			
Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.				Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.			

Borrower		IV. EMPLOYMENT INFORMATION		Co-Borrower	
Name & Address of Employer <input type="checkbox"/> Self Employed	Yrs. on this job	Name & Address of Employer <input type="checkbox"/> Self Employed	Yrs. on this job	Name & Address of Employer <input type="checkbox"/> Self Employed	Yrs. on this job
	Yrs. employed in this line of work/profession		Yrs. employed in this line of work/profession		
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)

If employed in current position for less than two years or if currently employed in more than one position, complete the following:

Name & Address of Employer <input type="checkbox"/> Self Employed	Dates (from - to)	Name & Address of Employer <input type="checkbox"/> Self Employed	Dates (from - to)
	Monthly Income \$		Monthly Income \$
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)
Name & Address of Employer <input type="checkbox"/> Self Employed	Dates (from - to)	Name & Address of Employer <input type="checkbox"/> Self Employed	Dates (from - to)
	Monthly Income \$		Monthly Income \$
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$	\$	\$	Rent	\$	
Overtime				First Mortgage (P&I)		\$
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/ Interest				Real Estate Taxes		
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "describe other income," below)				Homeowner Assn. Dues		
				Other:		
Total	\$	\$	\$	Total	\$	\$

* Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

Describe Other Income

Notice: Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) or Co-Borrower (C) does not choose to have it considered for repaying this loan.

B/C	Monthly Amount
	\$

VI. ASSETS AND LIABILITIES

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

Completed Jointly Not Jointly

ASSETS		Cash or Market Value	LIABILITIES		Monthly Payment & Months Left to Pay	Unpaid Balance
Description			Liabilities and Pledged Assets. List the creditor's name, address, and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities, which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.			
Cash deposit toward purchase held by:		\$	Name and address of Company		\$ Payment/Months	\$
List checking and savings accounts below			Acct. no.			
Name and address of Bank, S&L, or Credit Union			Name and address of Company		\$ Payment/Months	\$
Acct. no.		\$	Acct. no.			
Name and address of Bank, S&L, or Credit Union			Name and address of Company		\$ Payment/Months	\$
Acct. no.		\$	Acct. no.			
Name and address of Bank, S&L, or Credit Union			Name and address of Company		\$ Payment/Months	\$
Acct. no.		\$	Acct. no.			
Stocks & Bonds (Company name/number & description)		\$	Name and address of Company		\$ Payment/Months	\$
Life insurance net cash value		\$	Acct. no.			
Face amount: \$			Name and address of Company		\$ Payment/Months	\$
Subtotal Liquid Assets		\$	Acct. no.			
Real estate owned (enter market value from schedule of real estate owned)		\$	Name and address of Company		\$ Payment/Months	\$
Vested interest in retirement fund		\$	Acct. no.			
Net worth of business(es) owned (attach financial statement)		\$	Name and address of Company		\$ Payment/Months	\$
Automobiles owned (make and year)		\$	Acct. no.			
Other Assets (itemize)		\$	Alimony/Child Support/Separate Maintenance Payments Owed to:		\$	
			Job-Related Expense (child care, union dues, etc.)		\$	
Total Assets a.			Total Monthly Payments		\$	
			Net Worth (a minus b)		\$	Total Liabilities b.
						\$

Schedule of Real Estate Owned (If additional properties are owned, use continuation sheet.)

Property Address (enter S if sold, PS if pending sale or R if rental being held for income)	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes & Misc.	Net Rental Income
		\$	\$	\$	\$	\$	\$
Totals		\$	\$	\$	\$	\$	\$

List any additional names under which credit has previously been received and indicate appropriate creditor name(s) and account number(s):

Alternate Name	Creditor Name	Account Number

VII. DETAILS OF TRANSACTION

VIII. DECLARATIONS

	\$	If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.	Borrower		Co-Borrower	
			Yes	No	Yes	No
a. Purchase price			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Alterations, improvements, repairs			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Land (if acquired separately)		a. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Refinance (incl. debts to be paid off)		b. Have you been declared bankrupt within the past 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Estimated prepaid items		c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Estimated closing costs		d. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. PMI, MIP, Funding Fee		e. Have you directly or indirectly been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? <small>(This would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes," provide details, including date, name, and address of Lender, FHA or VA case number, if any, and reasons for the action.)</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Discount (if Borrower will pay)		f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? If "Yes," give details as described in the preceding question.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Total costs (add items a through h)		g. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Subordinate financing		h. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Borrower's closing costs paid by Seller		i. Is any part of the down payment borrowed? -----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Other Credits (explain)		j. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Loan amount (exclude PMI, MIP, Funding Fee financed)		k. Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. PMI, MIP, Funding Fee financed		l. Do you intend to occupy the property as your primary residence? If "Yes," complete question m below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Loan amount (add m & n)		m. Have you had an ownership interest in a property in the last three years? (1) What type of property did you own—principal residence (PR), second home (SH), or investment property (IP)? (2) How did you hold title to the home— by yourself (S), jointly with your spouse or jointly with another person (O)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. Cash from/to Borrower (subtract j, k, l & o from i)						

IX. ACKNOWLEDGMENT AND AGREEMENT

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Acknowledgement. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

Borrower's Signature X	Date	Co-Borrower's Signature X	Date
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X. INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

BORROWER <input type="checkbox"/> I do not wish to furnish this information	CO-BORROWER <input type="checkbox"/> I do not wish to furnish this information				
Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino				
Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> White <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> White <input type="checkbox"/> Native Hawaiian or Other Pacific Islander				
Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male	Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male				
To be Completed by Interviewer This application was taken by: <input type="checkbox"/> Face-to-face interview <input type="checkbox"/> Mail <input type="checkbox"/> Telephone <input type="checkbox"/> Internet	<table border="1"> <tr> <td>Interviewer's Name (print or type)</td> <td rowspan="3">Name and Address of Interviewer's Employer</td> </tr> <tr> <td>Interviewer's Signature _____ Date _____</td> </tr> <tr> <td>Interviewer's Phone Number (incl. area code)</td> </tr> </table>	Interviewer's Name (print or type)	Name and Address of Interviewer's Employer	Interviewer's Signature _____ Date _____	Interviewer's Phone Number (incl. area code)
Interviewer's Name (print or type)	Name and Address of Interviewer's Employer				
Interviewer's Signature _____ Date _____					
Interviewer's Phone Number (incl. area code)					

CONTINUATION SHEET/RESIDENTIAL LOAN APPLICATION

Use this continuation sheet if you need more space to complete the Residential Loan Application. Mark **B** for Borrower or **C** for Co-Borrower.

Borrower:

Agency Case Number:

Co-Borrower:

Lender Case Number:

I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

Borrower's Signature X	Date	Co-Borrower's Signature X	Date
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