

# Universal Credit Application

## (Consumer Residential Real Estate)

### 1. Type of Application

*(Check only one of the four checkboxes; and sign, if joint credit)*

- Individual Credit.** If checked, this is an *Application for Individual Credit* - relying solely on my income and assets.
- Individual Credit with Another.** If checked, this is an *Application for Individual Credit* - relying on my income and assets and on income and/or assets of another as a basis for loan qualification. *(Complete Applicant and Co-Applicant sections.)*
- Individual Credit (Community Property State).** If checked, this is an *Application for Individual Credit* - relying on my income or assets. The income or assets of my spouse (or other person), who has community property rights pursuant to state law, will not be used as a basis for loan qualification. However, his or her liabilities must be considered because my spouse (or other person) has community property rights pursuant to applicable law, and, as Applicant, I reside in a community property state, the property that will secure the loan is located in a community property state, or I am relying on other property located in a community property state as a basis for repayment of the loan. *(Complete Applicant and Co-Applicant sections.)*

- Joint Credit.** If checked, this is an *Application for Joint Credit*. By signing below, the Applicant and Co-Applicant agree that each of us intend to apply for joint credit. *(Complete Applicant and Co-Applicant sections.)*

Applicant for Joint Credit \_\_\_\_\_

Co-Applicant for Joint Credit \_\_\_\_\_

### 2. Type of Mortgage and Terms of Credit

<b>Mortgage Applied For</b>		Lender's Case No. _____	
<input type="checkbox"/> Home Purchase or Refinancing	<input type="checkbox"/> Home Equity Loan	<input type="checkbox"/> Home Equity Line of Credit	
<b>Amount/Credit Limit</b> \$ _____	<b>Interest Rate</b> % _____	<b>No. of Months</b> _____	<b>Amortization Type</b> <input type="checkbox"/> Fixed <input type="checkbox"/> ARM <input type="checkbox"/>

### 3. Property Information and Purpose of Credit

Subject Property Address (street, city, state & ZIP) \_\_\_\_\_

No. of Units \_\_\_\_\_

Legal Description of Subject Property (attach description if necessary)

Year Built \_\_\_\_\_

Purpose of Loan		Property will be:	
<input type="checkbox"/> Purchase	<input type="checkbox"/> Construction	<input type="checkbox"/> Other:	<input type="checkbox"/> Primary Residence
<input type="checkbox"/> Refinance	<input type="checkbox"/> Construction-Permanent		<input type="checkbox"/> Secondary Residence

**Complete this line if construction or construction-permanent loan.**

Year Lot Acquired	Original Cost \$ _____	Amount Existing Liens \$ _____	(a) Present Value of Lot \$ _____	(b) Cost of Improvements \$ _____	Total (a + b) \$ _____
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**Complete this line if this is a refinance loan.**

Year Acquired	Original Cost \$ _____	Amount Existing Liens \$ _____	Purpose of Refinance	Describe Improvements <input type="checkbox"/> made <input type="checkbox"/> to be made	Cost: \$ _____
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Title will be held in what Name(s) \_\_\_\_\_

Manner in which Title will be held \_\_\_\_\_

Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date)
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### 4. Applicant Information

Applicant's Name \_\_\_\_\_

Co-Applicant's Name \_\_\_\_\_

Co-Applicant \_\_\_\_\_

Social Security No.	Primary Phone	Date of Birth	Social Security No.	Primary Phone	Date of Birth
ID Type & No.	Issued By	Issue Date	ID Type & No.	Issued By	Issue Date
E-mail Address			E-mail Address		

<input type="checkbox"/> Married <small>(including registered domestic partner or civil union)</small>	<input type="checkbox"/> Separated	Dependents <small>(not listed by Co-Applicant)</small>	<input type="checkbox"/> Married <small>(including registered domestic partner or civil union)</small>	<input type="checkbox"/> Separated	Dependents <small>(not listed by Applicant)</small>
<input type="checkbox"/> Unmarried <small>(including single, divorced, widowed)</small>		No. Ages _____	<input type="checkbox"/> Unmarried <small>(including single, divorced, widowed)</small>		No. Ages _____
Present Address	<input type="checkbox"/> Own <input type="checkbox"/> Rent	No. Yrs. _____	Present Address	<input type="checkbox"/> Own <input type="checkbox"/> Rent	No. Yrs. _____

Mailing Address, if different from Present Address \_\_\_\_\_

Mailing Address, if different from Present Address \_\_\_\_\_

Former Address	<input type="checkbox"/> Own <input type="checkbox"/> Rent	No. Yrs. _____	Former Address	<input type="checkbox"/> Own <input type="checkbox"/> Rent	No. Yrs. _____
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(Complete if less than 2 years ago)

(Complete if less than 2 years ago)

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		Position/Title/Type of Business		Business Phone		Business Phone	
<b>If employed in current position for less than two years or if currently employed in more than one position, complete the following:</b>									
Name & Address of Employer		<input type="checkbox"/> Self Employed	Dates (from - to)		Name & Address of Employer		<input type="checkbox"/> Self Employed	Dates (from - to)	
			Business Phone					Business Phone	
Position/Title/Type of Business		Gross Monthly Income		Position/Title/Type of Business		Gross Monthly Income		Business Phone	
Name & Address of Employer		<input type="checkbox"/> Self Employed	Dates (from - to)		Name & Address of Employer		<input type="checkbox"/> Self Employed	Dates (from - to)	
			Business Phone					Business Phone	
Position/Title/Type of Business		Gross Monthly Income		Position/Title/Type of Business		Gross Monthly Income		Business Phone	

**6. Monthly Income and Combined Housing Expense Information**

Gross Monthly Income	Applicant	Co-Applicant	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		
<b>Total</b>	\$	\$	\$	<b>Total</b>	\$	\$

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

A/C	Describe Other Income	Notice: Alimony, child support, or separate maintenance income need not be revealed if the Applicant (A) or Co-Applicant (C) does not choose to have it considered for repaying this loan.	Monthly Amount
			\$

**7. Assets and Liabilities**

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Applicants 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-Applicant section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must also be completed about that spouse or other person.

Completed  Jointly  Not Jointly

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

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

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
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## 8. Declarations (Continued)

	Applicant		Co-Applicant			Applicant		Co-Applicant	
	Yes	No	Yes	No		Yes	No	Yes	No
g. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	m. Have you had an ownership interest in a property in the last three years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1) What type of property did you own -- principal residence (PR), second home (SH), or investment property (IP)?	_____	_____	_____	_____
i. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2) How did you hold title to the home -- solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?	_____	_____	_____	_____
j. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n. Are there any other equity loans on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Do you intend to occupy the property as your primary residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 9. Continuation and Additional Information

**Instructions.** Use this section if you need more space to complete the Universal Credit Application. Mark "A" for Applicant and "C" for Co-Applicant. Use this space if you answered "Yes" to any of the questions in Section 8.

## 10. Federal Notices

**Important Applicant Information.** 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 applies for a loan or opens an account.

**What this means for you.** When you apply for a loan or 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 and/or other identifying documents. In some instances, we may use outside sources to confirm the information. The information you provide is protected by our privacy policy and Federal law.

**False Statements.** By signing below, 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.*

## 11. State Notices

**California Residents.** Each applicant, if married, may apply for a separate account.

**Massachusetts Residents.** Under Massachusetts statute, Mass. Gen. L. ch. 184, Section 17B, you, the Applicant (and Co-Applicant) are entitled to know the following:

1. The responsibility of the attorney for the Mortgagee is to protect the interest of the Mortgagee.
2. Mortgageors may, at their own expense, engage an attorney of their own selection to represent their interests in the transaction.

**For Home Equity Line of Credit.** The current annual percentage rate for finance charges and, if the rate may vary, a statement to that effect and of the circumstances under which the rate may increase and whether there are any limitations on any such increase, as well as the effects of any such increase; the conditions under which a finance charge may be imposed, including the time period within which any credit extended may be repaid without incurring a finance charge; whether any annual fee is charged and the amount of any such fee; and whether any other charges or fees may be assessed, the purposes for which they are assessed, and the amounts of any such charges or fees.

**New York Residents.** A consumer report may be ordered in connection with your application. Upon your request, we will inform you whether or not a report was ordered. If a report was ordered, we will tell you the name and address of the consumer reporting agency that provided the report. Subsequent reports may be ordered or utilized in connection with an update, renewal or extension of credit for which you have applied.

**Ohio Residents.** The Ohio laws against discrimination require all creditors make credit equally available to all creditworthy customers, and that credit reporting agencies maintain separate credit histories on each individual upon request. The Ohio Civil Rights Commission administers compliance with this law.

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

**Texas Residents.** The owner of the homestead is not required to apply the proceeds of the extension of credit to repay another debt except debt secured by the homestead or debt to another lender.

**Wisconsin Residents.** Notice to Married Applicants. No provision of any marital property agreement, unilateral statement under Wisc. Statutes §766.59 or a court decree under Wisc. Statutes §766.70 adversely affects the interest of the lender unless the lender, prior to the time the credit is granted, is furnished a copy of the agreement, statement or decree or has actual knowledge of the adverse provision when the obligation to the lender is incurred.

For married Wisconsin Residents. The credit being applied for, if granted, will be incurred in the interest of my marriage or family. I understand the creditor may be required by law to give notice of this transaction to my spouse.

## 12. 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;

**12. Acknowledgment and Agreement (Continued)**

(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.

**Acknowledgment.** 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.

X \_\_\_\_\_ Date \_\_\_\_\_  
 Applicant's Signature Co-Applicant's Signature Date

**13. Information for Government Monitoring Purposes**

**Important Instruction.** You must leave blank, UNLESS you are applying for a home purchase loan, a refinancing of a home loan, a home improvement loan or a home improvement line of credit.

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, the 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.

<b>Applicant</b>	<input type="checkbox"/> I do not wish to furnish this information	<b>Co-Applicant</b>	<input type="checkbox"/> I do not wish to furnish this information
<b>Ethnicity:</b>	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	<b>Ethnicity:</b>	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
<b>Race:</b>	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	<b>Race:</b>	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White
<b>Sex:</b>	<input type="checkbox"/> Female <input type="checkbox"/> Male	<b>Sex:</b>	<input type="checkbox"/> Female <input type="checkbox"/> Male

**For Mortgage Loan Originator**

This information  in a face-to-face interview  in a telephone interview was provided:  By the applicant and submitted by fax or mail  By the applicant and submitted via e-mail or the Internet

<b>Loan Originator's Signature</b>	Date	<b>Loan Originator's Phone Number</b>
X _____		
<b>Loan Originator's Name</b>	<b>Loan Originator Identifier</b>	<b>Loan Origination Company's Address</b>
_____	_____	_____
<b>Loan Origination Company's Name</b>	<b>Loan Origination Company Identifier</b>	
_____	_____	

**Transaction Worksheet - Optional**

a. Purchase price	\$ _____	k. Applicant's closing costs paid by Seller	\$ _____
b. Alterations, improvements, repairs		l. Other Credits (explain)	
c. Land (if acquired separately)			
d. Refinance (include debts to be paid off)			
e. Estimated prepaid items		m. Loan amount (exclude PMI, MIP, Funding Fee financed)	
f. Estimated closing costs		n. PMI, MIP, Funding Fee financed	
g. PMI, MIP, Funding Fee		o. Loan amount (add m & n)	
h. Discount (if Applicant will pay)		p. Cash from/to Applicant (subtract j, k, l & o from i)	
i. Total costs (add items a through h)			
j. Subordinate financing			

**For Lender's Use**

<b>Lender's Initial Lien Position</b>	<b>First Lien Holder's Name &amp; Address (if any)</b>	<b>Second Lien Holder's Name &amp; Address (if any)</b>
<input type="checkbox"/> First Lien <input type="checkbox"/> Second Lien <input type="checkbox"/> Subordinate Lien	Loan No. _____	Loan No. _____
<b>Date Application Received</b>	<b>Received By</b>	<b>Amount Requested</b>
_____	_____	_____
<b>Decision</b>	<b>Decision Date</b>	<b>Decision By</b>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	_____	_____
<b>HMDA Reportable</b>	<b>Amount Approved</b>	<b>Initial Advance (if applicable)</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
<b>Refinancing</b>	<b>Rescindable</b>	<b>Early Disclosures Given</b>
<input type="checkbox"/> Yes <input type="checkbox"/> Cash Out	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, on _____
		<b>High Cost Mortgage</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
		<b>High Priced Mortgage</b> <input type="checkbox"/> Yes <input type="checkbox"/> No