

To be completed by the Lender:

Lender Loan No./Universal Loan Identifier 244858999/549300U3721PJGQZYY6824485899922

Agency Case No. _____

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix) <u>Anthony Nguyen</u>		Social Security Number <u>320-78-3622</u> (or Individual Taxpayer Identification Number)	
Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) <u>ANTHONY Y NGUYEN</u> <u>NGUYEN ANTHONY, V</u>		Date of Birth (mm/dd/yyyy) <u>06/10/1983</u>	Citizenship <input checked="" type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien
Type of Credit <input type="radio"/> I am applying for individual credit. <input checked="" type="radio"/> I am applying for joint credit. Total Number of Borrowers: <u>2</u> Each Borrower intends to apply for joint credit. Your initials: <u>AN</u>		List Name(s) of Other Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) - Use a separator between names <u>Anna C Luangxaysana</u>	
Marital Status <input type="radio"/> Married <input type="radio"/> Separated <input checked="" type="radio"/> Unmarried (Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)	Dependents (not listed by another Borrower) Number <u>0</u> Ages _____	Contact Information Home Phone <u>(773) 983-5760</u> Cell Phone <u>(773) 983-5760</u> Work Phone _____ Ext. _____ Email <u>anthony.v.nguyen3@gmail.com</u>	

Current Address

Street 5741 W. Lawrence Ave. Unit # 2
City Chicago State IL ZIP 60630 Country US
How Long at Current Address? 3 Years 9 Months **Housing** ☐ No primary housing expense ☒ Own ☐ Rent (\$ _____ /month)
If at Current Address for LESS than 2 years, list Former Address ☒ Does not apply
Mailing Address - if different from Current Address ☒ Does not apply

1b. Current Employment/Self-Employment and Income

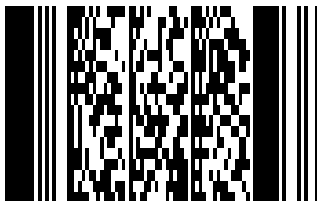
☐ Does not apply

Employer or Business Name <u>Walgreens</u> Phone <u>(847) 945-0611</u>		Gross Monthly Income	
Street <u>780 Waukegan Rd</u> Unit # _____		Base	\$ <u>8,176.53</u> /month
City <u>Deerfield</u> State <u>IL</u> ZIP _____ Country _____		Overtime	\$ _____ /month
Position or Title <u>Senior Analyst</u>		Bonus	\$ _____ /month
Start Date <u>12/01/2020</u> (mm/dd/yyyy)		Commission	\$ _____ /month
How long in this line of work? _____ Years _____ Months		Military Entitlements	\$ _____ /month
<input type="checkbox"/> Check if this statement applies: <input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.		Other	\$ _____ /month
<input type="checkbox"/> Check if you are the Business Owner or Self-Employed	<input type="radio"/> I have an ownership share of less than 25%. <input type="radio"/> I have an ownership share of 25% or more.	Monthly Income (or Loss)	TOTAL \$ <u>8,176.53</u> /month

1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income

☒ Does not apply

Borrower Name: Anthony Nguyen
Additional Borrower Name: Anna C Luangxaysana
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1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income☒ **Does not apply**

Provide at least 2 years of current and previous employment and income.

1e. Income from Other Sources☒ **Does not apply**

Include income from other sources below. Under Income Source, choose from the sources listed here:

- Alimony
- Automobile Allowance
- Boarder Income
- Capital Gains
- Child Support
- Disability
- Foster Care
- Housing or Parsonage
- Interest and Dividends
- Mortgage Credit Certificate
- Mortgage Differential Payments
- Notes Receivable
- Public Assistance
- Retirement (e.g., Pension, IRA)
- Royalty Payments
- Separate Maintenance
- Social Security
- Trust
- Unemployment Benefits
- VA Compensation
- Other

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.**Section 2: Financial Information - Assets and Liabilities.** This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.**2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have**

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

Account Type - use list above	Financial Institution	Account Number	Cash or Market Value
Checking	Chase	3436	\$ 7,003.86
Stocks	TD Ameritrade	4812	\$ 93,895.24
Retirement	Bank of America	1432	\$ 17,609.68
Provide TOTAL Amount Here			\$ 118,508.78

2b. Other Assets and Credits You Have☐ **Does not apply**

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

Assets

- Proceeds from Real Estate Property to be sold on or before closing
- Proceeds from Sale of Non-Real Estate Asset
- Secured Borrowed Funds
- Unsecured Borrowed Funds
- Other

Credits

- Earnest Money
- Employer Assistance
- Lot Equity
- Relocation Funds
- Rent Credit
- Sweat Equity
- Trade Equity

Asset or Credit Type - use list above	Cash or Market Value
Earnest Money	\$ 23,000.00
Provide TOTAL Amount Here	\$ 23,000.00

2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe☐ **Does not apply**

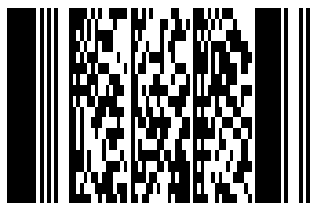
List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:

- Revolving (e.g., credit cards)
- Installment (e.g., car, student, personal loans)
- Open 30-Day (balance paid monthly)
- Lease (not real estate)
- Other

Account Type - use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
Revolving	JPMCB CARD	414720259061	\$ 1,948.00	<input type="checkbox"/>	\$ 40.00
Installment	AES/PNC BANK	4456492666PA00001	\$ 1,945.00	<input type="checkbox"/>	\$ 137.00
Revolving	APPLE CARD/GS BANK USA	1100011114328689	\$ 314.00	<input type="checkbox"/>	\$ 23.00

Borrower Name: Anthony NguyenAdditional Borrower Name: Anna C Luangxaysana

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Revolving	JPMCB CARD	438857612803	\$	79.00	<input type="checkbox"/>	\$	40.00
Installment	US BANK	516577688	\$	9,038.00	<input type="checkbox"/>	\$	617.00
Installment	AES/ESA	5764521471PA00003	\$	3,354.00	<input type="checkbox"/>	\$	146.00
Revolving	CITI	4100390149244242	\$	420.00	<input type="checkbox"/>	\$	41.00
Revolving	CAPITAL ONE	517805782688	\$	3.00	<input type="checkbox"/>	\$	3.00

2d. Other Liabilities and Expenses☒ Does not apply

Include all other liabilities and expenses below. Choose from the types listed here:

• Alimony • Child Support • Separate Maintenance • Job Related Expenses • Other

Section 3: Financial Information - Real Estate. This section asks you to list all properties you currently own and what you owe on them. ☐ I do not own any real estate

3a. Property You Own

If you are refinancing, list the property you are refinancing FIRST.

Address Street 5741 W Lawrence Unit 2 Unit # _____
City Chicago State IL ZIP 60630 Country US

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$400,000.00	Retained	Investment	\$191.50	\$	\$-1,935.50

Mortgage Loans on this Property ☐ Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
JPMCB HOME	4654027254408	\$1,744.00	\$232,053.00	<input type="checkbox"/>		\$

3b. IF APPLICABLE, Complete Information for Additional Property☐ Does not apply

Address Street 1530 S State St Unit 418 Unit # _____
City Chicago State IL ZIP 60605 Country US

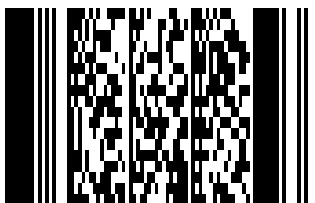
Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$320,000.00	Retained	Investment	\$590.60	\$	\$-2,100.60

Mortgage Loans on this Property ☐ Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
JPMCB HOME	4654023647023	\$1,510.00	\$227,043.00	<input type="checkbox"/>		\$

Borrower Name: Anthony NguyenAdditional Borrower Name: Anna C Luangxaysana

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Section 4: Loan and Property Information.

This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount \$ 446,500.00 Loan Purpose ☒ Purchase ☐ Refinance ☐ Other (specify) _____

Property Address Street 5128 W HENDERSON ST Unit # _____

City CHICAGO State IL ZIP 60641 County Cook

Number of Units 3 Property Value \$ 470,000.00

Occupancy ☒ Primary Residence ☐ Second Home ☐ Investment Property FHA Secondary Residence ☐

1. **Mixed-Use Property.** If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) ☒ NO ☐ YES

2. **Manufactured Home.** Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) ☒ NO ☐ YES

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing

☒ Does not apply

4c. Rental Income on the Property You Want to Purchase

For Purchase Only ☐ Does not apply

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property	Amount
Expected Monthly Rental Income	\$ 0.00
For LENDER to Calculate: Expected Net Monthly Rental Income	\$ 1,125.00

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan

☒ Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit • Federal Agency • Relative • State Agency • Lender
- Employer • Local Agency • Religious Nonprofit • Unmarried Partner • Other

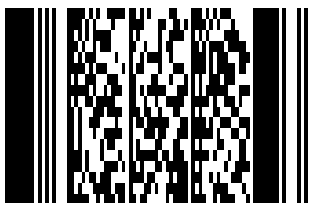
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Section 5: Declarations. This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

A. Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?	<input type="radio"/> NO <input checked="" type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> YES <div style="text-align: center;">PR</div> <hr/> <div style="text-align: center;">S</div> <hr/>
B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?	<input checked="" type="radio"/> NO <input type="radio"/> YES
C. Are you borrowing any money for this real estate transaction (<i>e.g., money for your closing costs or down payment</i>) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?	<input checked="" type="radio"/> NO <input type="radio"/> YES \$ _____
D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit (<i>e.g., installment loan, credit card, etc.</i>) on or before closing this loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> YES
E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (<i>e.g., the Property Assessed Clean Energy Program</i>)?	<input checked="" type="radio"/> NO <input type="radio"/> YES

5b. About Your Finances

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES
G. Are there any outstanding judgments against you?	<input checked="" type="radio"/> NO <input type="radio"/> YES
H. Are you currently delinquent or in default on a Federal debt?	<input checked="" type="radio"/> NO <input type="radio"/> YES
I. Are you a party to a lawsuit in which you potentially have any personal financial liability?	<input checked="" type="radio"/> NO <input type="radio"/> YES
J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?	<input checked="" type="radio"/> NO <input type="radio"/> YES
L. Have you had property foreclosed upon in the last 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13	<input checked="" type="radio"/> NO <input type="radio"/> YES

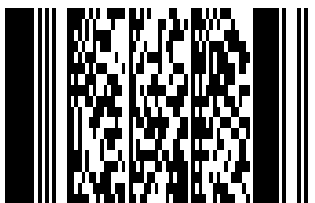
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Section 6: Acknowledgments and Agreements. This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
 - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
 - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

(2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

(3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

(4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
 - (a) electronic signature; or
 - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.
- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

Borrower Signature  5/29/2024 05:47:33 AM MDT Date (mm/dd/yyyy) _____

Additional Borrower Signature _____ Date (mm/dd/yyyy) _____

Borrower Name: Anthony Nguyen

Additional Borrower Name: Anna C Luangxaysana

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Section 7: Military Service. This section asks questions about your (or your deceased spouse's) military service.**Military Service of Borrower****Military Service** - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☒ **NO** ☐ **YES**If **YES**, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour _____ (mm/dd/yyyy)☐ Currently retired, discharged, or separated from service☐ Only period of service was as a non-activated member of the Reserve or National Guard☐ Surviving spouse**Section 8: Demographic Information.** This section asks about your ethnicity, sex, and race.**Demographic Information of Borrower**

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more☐ Hispanic or Latino☐ Mexican☐ Puerto Rican☐ Cuban☐ Other Hispanic or Latino - Print origin: _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

☐ Not Hispanic or Latino☒ I do not wish to provide this information**Sex**☐ Female☐ Male☒ I do not wish to provide this information**Race:** Check one or more☐ American Indian or Alaska Native - Print name of enrolled or principal tribe: _____☐ Asian☐ Asian Indian☐ Chinese☐ Filipino☐ Japanese☐ Korean☐ Vietnamese☐ Other Asian - Print race: _____

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

☐ Black or African American☐ Native Hawaiian or Other Pacific Islander☐ Native Hawaiian☐ Guamanian or Chamorro☐ Samoan☐ Other Pacific Islander - Print race: _____


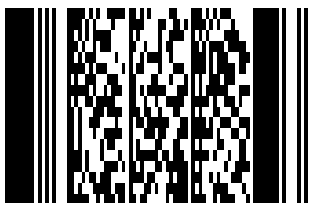
For example: Fijian, Tongan, and so on.

☐ White☒ I do not wish to provide this information**To Be Completed by Financial Institution (for application taken in person):**Was the ethnicity of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YESWas the sex of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YESWas the race of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES**The Demographic Information was provided through:**☐ Face-to-Face Interview (includes Electronic Media w/ Video Component)☐ Telephone Interview☐ Fax or Mail☒ Email or Internet**Borrower Name:** Anthony Nguyen**Additional Borrower Name:** Anna C Luangxaysana

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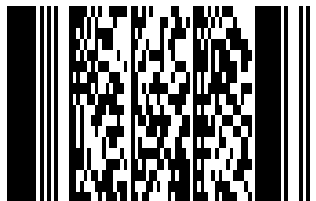
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Section 9: Loan Originator Information. To be completed by your **Loan Originator**.**Loan Originator Information**Loan Originator Organization Name Guaranteed Rate, Inc.Address 3940 N Ravenswood, Chicago, IL 60613Loan Originator Organization NMLSR ID# 2611State License ID# MB.0005932Loan Originator Name Brian DombrowskiLoan Originator NMLSR ID# 808166State License ID# IL - 031.0039929Email brian.dombrowski@rate.comPhone (773) 945-6148Signature _____ Date (mm/dd/yyyy) 05/28/2024**Borrower Name:** Anthony Nguyen**Additional Borrower Name:** Anna C Luangxaysana

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Lender Loan No./Universal Loan Identifier 244858999/549300U3721PJGQZYY6824485899922 Agency Case No. _____

Uniform Residential Loan Application - Unmarried Addendum

For Borrower Selecting the Unmarried Status

Lenders Instructions for Using the Unmarried Addendum

The Lender may use the Unmarried Addendum only when a Borrower selected "Unmarried" in Section 1 and the information collected is necessary to determine how State property laws directly or indirectly affecting creditworthiness apply, including ensuring clear title.

For example, the Lender may use the Unmarried Addendum when the Borrower resides in a State that recognizes civil unions, domestic partnerships, or registered reciprocal beneficiary relationships or when the property is located in such a State. "State" means any state, the District of Columbia, the Commonwealth of Puerto Rico, or any territory or possession of the United States.

If you selected "Unmarried" in Section 1, is there a person who is not your legal spouse but who currently has real property rights similar to those of a legal spouse? ☒ NO ☐ YES

If YES, indicate the type of relationship and the State in which the relationship was formed. For example, indicate if you are in a civil union, domestic partnership, registered reciprocal beneficiary relationship, or other relationship recognized by the State in which you currently reside or where the property is located.

☐ Civil Union ☐ Domestic Partnership ☐ Registered Reciprocal Beneficiary Relationship ☐ Other (*explain*) _____

State: _____

Borrower Name: Anthony Nguyen

Additional Borrower Name: Anna C Luangxaysana

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Uniform Residential Loan Application - Additional Borrower

Verify and complete the information on this application as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.**1a. Personal Information****Name** (First, Middle, Last, Suffix)

Anna C Luangxaysana

Social Security Number 492-92-2835

(or Individual Taxpayer Identification Number)

Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)CHANTHAVIVANH LUANGXAYSANA
CHANTHANOUSONE LUANGXAYSANA
CHANTHAVIVON LUANGXAYSANA
CHANTHAIVONE LUANGXAYSANA
LUANGXAYSANA CHANTHAVIVANH
LUANGXAYSAN CHANTHAVIVON
CHANTHAVIVON LUANGXAYSANA
CHANTHAVIVON LUANGXAYSANA
CHANTHAVIVONE LUANGXAYSANA
CHANTHAVIVONE LUANGXAYSANA
CHANTHAIVONE LUANGXAYSANA
LUANGXAYSANA ANNA, C
LUANGXAYSANA ANNA, C**Date of Birth**

(mm/dd/yyyy)

12/09/1982**Citizenship**☒ U.S. Citizen☐ Permanent Resident Alien☐ Non-Permanent Resident Alien**Type of Credit**☐ I am applying for individual credit.☒ I am applying for joint credit. Total Number of Borrowers: 2

Each Borrower intends to apply for joint credit. Your initials: _____

List Name(s) of Other Borrower(s) Applying for this Loan

(First, Middle, Last, Suffix) - Use a separator between names

Anthony Nguyen

Marital Status☐ Married☐ Separated☒ Unmarried**Dependents** (not listed by another Borrower)Number 0

Ages _____

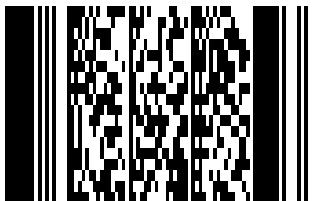
(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

Contact Information**Home Phone** (314) 322-1381**Cell Phone** (314) 322-1381**Work Phone** _____**Ext.** _____**Email** annaluang@gmail.com**Current Address**Street 1530 South State StreetUnit # 418City ChicagoState ILZIP 60605Country USHow Long at Current Address? 5 Years 9 Months **Housing** ☐ No primary housing expense ☒ Own ☐ Rent (\$ _____ /month)If at Current Address for LESS than 2 years, list Former Address ☒ Does not applyMailing Address - if different from Current Address ☒ Does not apply**Borrower Name:** Anthony Nguyen**Additional Borrower Name:** Anna C Luangxaysana

Uniform Residential Loan Application - Additional Borrower

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1b. Current Employment/Self-Employment and Income☐ Does not apply

Employer or Business Name Refinitiv US LLC Phone (212) 513-8282
Street 28 Liberty St Unit # _____
City New York State NY ZIP 10005 Country US

Position or Title Account ManagerStart Date 01/07/2008 (mm/dd/yyyy)

How long in this line of work? _____ Years _____ Months

Check if this statement applies:☐ I am employed by a family member, property seller, real estate agent, or other party to the transaction.

☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25%. ☐ I have an ownership share of 25% or more.

Monthly Income (or Loss)
\$ _____**Gross Monthly Income**

Base \$ 8,776.05 /month
Overtime \$ _____ /month
Bonus \$ _____ /month
Commission \$ 3,097.79 /month
Military Entitlements \$ _____ /month
Other \$ _____ /month
TOTAL \$ 11,873.84 /month

1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income☒ Does not apply**1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income**☒ Does not apply

Provide at least 2 years of current and previous employment and income.

1e. Income from Other Sources☒ Does not apply

Include income from other sources below. Under Income Source, choose from the sources listed here:

• Alimony	• Child Support	• Interest and Dividends	• Notes Receivable	• Royalty Payments	• Unemployment
• Automobile Allowance	• Disability	• Mortgage Credit Certificate	• Public Assistance	• Separate Maintenance	• Benefits
• Boarder Income	• Foster Care	• Mortgage Differential	• Retirement	• Social Security	• VA Compensation
• Capital Gains	• Housing or Parsonage	• Payments	(e.g., Pension, IRA)	• Trust	• Other

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY if you want it considered in determining your qualification for this loan.**Section 2: Financial Information - Assets and Liabilities.**

My information for Section 2 is listed on the Uniform Residential Loan Application with Anthony Nguyen
(insert name of Borrower)

Section 3: Financial Information - Real Estate.

My information for Section 3 is listed on the Uniform Residential Loan Application with Anthony Nguyen
(insert name of Borrower)

Section 4: Loan and Property Information.

My information for Section 4 is listed on the Uniform Residential Loan Application with Anthony Nguyen
(insert name of Borrower)

Borrower Name: Anthony NguyenAdditional Borrower Name: Anna C Luangxaysana

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Section 5: Declarations.

This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

<p>A. Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?</p>	<p><input type="radio"/> NO <input checked="" type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> YES</p> <p>PR S</p>
<p>B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>C. Are you borrowing any money for this real estate transaction (<i>e.g., money for your closing costs or down payment</i>) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES \$ _____</p>
<p>D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit (<i>e.g., installment loan, credit card, etc.</i>) on or before closing this loan that is not disclosed on this application?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (<i>e.g., the Property Assessed Clean Energy Program</i>)?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>

5b. About Your Finances

<p>F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>G. Are there any outstanding judgments against you?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>H. Are you currently delinquent or in default on a Federal debt?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>I. Are you a party to a lawsuit in which you potentially have any personal financial liability?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>L. Have you had property foreclosed upon in the last 7 years?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>

Section 6: Acknowledgments and Agreements.

My signature for Section 6 is on the Uniform Residential Loan Application with Anthony Nguyen
 (insert name of Borrower)

Borrower Name: Anthony Nguyen

Additional Borrower Name: Anna C Luangxaysana

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Section 7: Military Service. This section asks questions about your (or your deceased spouse's) military service.**Military Service of Borrower****Military Service** - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☒ **NO** ☐ **YES**If **YES**, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour _____ (mm/dd/yyyy)☐ Currently retired, discharged, or separated from service☐ Only period of service was as a non-activated member of the Reserve or National Guard☐ Surviving spouse**Section 8: Demographic Information.** This section asks about your ethnicity, sex, and race.**Demographic Information of Borrower**

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more☐ Hispanic or Latino☐ Mexican☐ Puerto Rican☐ Cuban☐ Other Hispanic or Latino - Print origin: _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

☐ Not Hispanic or Latino☒ I do not wish to provide this information**Sex**☐ Female☐ Male☒ I do not wish to provide this information**Race:** Check one or more☐ American Indian or Alaska Native - Print name of enrolled or principal tribe: _____☐ Asian☐ Asian Indian☐ Chinese☐ Filipino☐ Japanese☐ Korean☐ Vietnamese☐ Other Asian - Print race: _____

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

☐ Black or African American☐ Native Hawaiian or Other Pacific Islander☐ Native Hawaiian☐ Guamanian or Chamorro☐ Samoan☐ Other Pacific Islander - Print race: _____

For example: Fijian, Tongan, and so on.

☐ White☒ I do not wish to provide this information**To Be Completed by Financial Institution (for application taken in person):**Was the ethnicity of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YESWas the sex of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YESWas the race of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES**The Demographic Information was provided through:**☐ Face-to-Face Interview (includes Electronic Media w/ Video Component)☐ Telephone Interview☐ Fax or Mail☒ Email or Internet**Borrower Name:** Anthony Nguyen**Additional Borrower Name:** Anna C Luangxaysana

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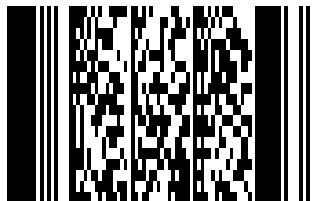


Section 9: Loan Originator Information. To be completed by your **Loan Originator**.**Loan Originator Information**Loan Originator Organization Name Guaranteed Rate, Inc.Address 3940 N Ravenswood, Chicago, IL 60613Loan Originator Organization NMLSR ID# 2611State License ID# MB.0005932Loan Originator Name Brian DombrowskiLoan Originator NMLSR ID# 808166State License ID# IL - 031.0039929Email brian.dombrowski@rate.comPhone (773) 945-6148Signature _____ Date (mm/dd/yyyy) 05/28/2024**Borrower Name:** Anthony Nguyen**Additional Borrower Name:** Anna C Luangxaysana

Uniform Residential Loan Application - Additional Borrower

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To be completed by the **Lender**:

Lender Loan No./Universal Loan Identifier 244858999/549300U3721PJGQZYY6824485899922 Agency Case No. _____

Uniform Residential Loan Application - Unmarried Addendum - Additional Borrower

For Borrower Selecting the Unmarried Status

Lenders Instructions for Using the Unmarried Addendum

The Lender may use the Unmarried Addendum only when a Borrower selected "Unmarried" in Section 1 and the information collected is necessary to determine how State property laws directly or indirectly affecting creditworthiness apply, including ensuring clear title.

For example, the Lender may use the Unmarried Addendum when the Borrower resides in a State that recognizes civil unions, domestic partnerships, or registered reciprocal beneficiary relationships or when the property is located in such a State. "State" means any state, the District of Columbia, the Commonwealth of Puerto Rico, or any territory or possession of the United States.

If you selected "Unmarried" in Section 1, is there a person who is not your legal spouse but who currently has real property rights similar to those of a legal spouse? ☒ NO ☐ YES

If YES, indicate the type of relationship and the State in which the relationship was formed. For example, indicate if you are in a civil union, domestic partnership, registered reciprocal beneficiary relationship, or other relationship recognized by the State in which you currently reside or where the property is located.

☐ Civil Union ☐ Domestic Partnership ☐ Registered Reciprocal Beneficiary Relationship ☐ Other (*explain*) _____

State: _____

Borrower Name: Anthony Nguyen

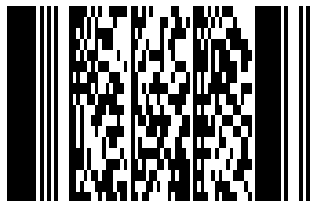
Additional Borrower Name: Anna C Luangxaysana

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To be completed by the **Lender**:Lender Loan No./Universal Loan Identifier **244858999/549300U3721PJGQZYY6824485899922**

Agency Case No. _____

Uniform Residential Loan Application - Lender Loan Information

This section is completed by your Lender.

L1. Property and Loan Information**Community Property State**

- ☐ At least one borrower lives in a community property state.
☐ The property is in a community property state.

Transaction Detail

- ☐ Conversion of Contract for Deed or Land Contract
☐ Renovation
☐ Construction-Conversion/Construction-to-Permanent
 ☐ Single-Closing ☐ Two-Closing

Construction/Improvement Costs \$ _____

Lot Acquired Date _____ (mm/dd/yyyy)

Original Cost of Lot \$ _____

Refinance Type

- ☐ No Cash Out
☐ Limited Cash Out
☐ Cash Out

Refinance Program

- ☐ Full Documentation
☐ Interest Rate Reduction
☐ Streamlined without Appraisal
☐ Other _____

Energy Improvement

- ☐ Mortgage loan will finance energy-related improvements.
☐ Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through property taxes (e.g., the Property Assessed Clean Energy program).

Project Type☐ Condominium☐ Cooperative☐ Planned Unit Development (PUD)☒ Property is not located in a project**L2. Title Information**Title to the Property **Will** be Held in What Name(s):
Anthony Nguyen and Anna C Luangxaysana**For Refinance:** Title to the Property is **Currently** Held in What Name(s):**Estate Will be Held in**

- ☒ Fee Simple
☐ Leasehold Expiration Date _____ (mm/dd/yyyy)

Manner in Which Title Will be Held

- ☐ Sole Ownership ☐ Joint Tenancy with Right of Survivorship
☐ Life Estate ☐ Tenancy by the Entirety
☐ Tenancy in Common ☒ Other

Trust Information

- ☐ Title Will be Held by an *Inter Vivos (Living)* Trust
☐ Title Will be Held by a Land Trust

Indian Country Land Tenure

- ☐ Fee Simple On a Reservation
☐ Individual Trust Land (*Allotted/Restricted*)
☐ Tribal Trust Land On a Reservation
☐ Tribal Trust Land Off Reservation
☐ Alaska Native Corporation Land

Borrower Name: Anthony Nguyen**Additional Borrower Name:** Anna C Luangxaysana

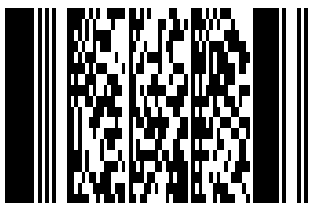
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L3. Mortgage Loan Information**Mortgage Type Applied For**

☒ Conventional ☐ USDA-RD
☐ FHA ☐ VA ☐ Other: _____

Terms of Loan

Note Rate 7.5000 %
 Loan Term 360 (months)

Mortgage Lien Type

☒ First Lien
☐ Subordinate Lien

Amortization Type

☒ Fixed Rate ☐ Other (explain): _____
☐ Adjustable Rate

If Adjustable Rate:

Initial Period Prior to First Adjustment _____ (months)

Subsequent Adjustment Period _____ (months)

Loan Features

☐ Balloon / Balloon Term _____ (months)
☐ Interest Only / Interest Only Term _____ (months)
☐ Negative Amortization
☐ Prepayment Penalty / Prepayment Penalty Term _____ (months)
☐ Temporary Interest Rate Buydown / Initial Buydown Rate _____ %
☐ Other (explain): _____

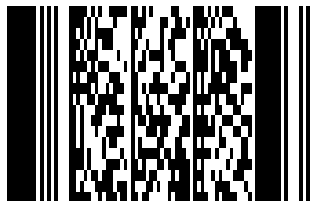
Proposed Monthly Payment for Property

First Mortgage (P & I)	\$ <u>3,121.99</u>
Subordinate Lien(s) (P & I)	\$ _____
Homeowner's Insurance	\$ <u>148.59</u>
Supplemental Property Insurance	\$ _____
Property Taxes	\$ <u>335.79</u>
Mortgage Insurance	\$ <u>104.18</u>
Association/Project Dues (Condo, Co-Op, PUD)	\$ _____
Other	\$ _____
TOTAL	\$ <u>3,710.55</u>

Borrower Name: Anthony Nguyen

Additional Borrower Name: Anna C Luangxaysana

Uniform Residential Loan Application - Lender Loan Information
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L4. Qualifying the Borrower - Minimum Required Funds or Cash Back**DUE FROM BORROWER(S)**

A. Sales Contract Price	\$	470,000.00
B. Improvements, Renovations, and Repairs	\$	
C. Land <i>(if acquired separately)</i>	\$	
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$	
E. Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe)</i>	\$	
F. Borrower Closing Costs <i>(including Prepaid and Initial Escrow Payments)</i>	\$	15,379.37
G. Discount Points	\$	
H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)	\$	485,379.37

TOTAL MORTGAGE LOANS

I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> \$ 446,500.00 Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> Amount \$ _____	\$	446,500.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing <i>(See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)</i>	\$	
K. TOTAL MORTGAGE LOANS (Total of I and J)	\$	446,500.00

TOTAL CREDITS

L. Seller Credits <i>(Enter the amount of Borrower(s) costs paid by the property seller)</i>	\$	2,590.00
M. Other Credits <i>(Enter the sum of all other credits - Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)</i>	\$	34,050.00
N. TOTAL CREDITS (Total of L and M)	\$	36,640.00

CALCULATION

TOTAL DUE FROM BORROWER(s) <i>(Line H)</i>	\$	485,379.37
LESS TOTAL MORTGAGE LOANS <i>(Line K)</i> AND TOTAL CREDITS <i>(Line N)</i>	-\$	483,140.00
Cash From/To the Borrower (Line H minus Line K and Line N) NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$	2,239.37

Borrower Name: Anthony NguyenAdditional Borrower Name: Anna C LuangxaysanaUniform Residential Loan Application - Lender Loan Information
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