



## Borrowers Authorization

SCHLEGEL  
Loan #: 3030551

### TO WHOM IT MAY CONCERN:

I (We) the undersigned (individually and collectively "Borrower") hereby authorize and agree to the following:

1. In connection with a loan application to Comerica Bank, Borrower authorizes and directs you to provide to Comerica Bank any and all information and documentation that Comerica may request. Such information includes, but is not limited to, employment, income, account balances, loan balances, and insurance coverage.
2. Borrower authorizes and directs you to provide Comerica Bank with any and all information needed to obtain loan balance or payoff information. Borrower shall pay any fees associated with obtaining such credit account information.
3. Borrower authorizes and directs you to provide Comerica Bank with a current copy of Borrower's insurance policy which insures the collateral that Comerica Bank will take or has taken a security interest in for purposes of the loan. Further, you are authorized to add Comerica Bank as designated lien holder loss-payee on such insurance policy.
4. Comerica Bank may provide this Authorization to any creditor named in Borrower's credit bureau report or any party named in the loan application (individually and collectively, the "Recipient" or "Recipients"). Further, one or more Recipients may rely on this Authorization as Borrower's valid consent for the Recipient to provide Comerica Bank with the necessary information in connection with any loan or payoff.
5. A copy of this Authorization may be given to one or more Recipients and such copy may be accepted by a Recipient as an original.

If you have any questions concerning this Authorization, please contact Comerica Bank at 888.303.1363, and ask for Loan Processing.

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- BORROWER - NIKOLAI SCHLEGEL - DATE -

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- BORROWER - STEPHANIE KATHERINE SCHLEGEL - DATE -

## TAXPAYER CONSENT FORM

SCHLEGEL  
Loan #: 3030551

Date: NOVEMBER 18, 2022

Lender: COMERICA BANK

Borrower(s): NIKOLAI SCHLEGEL  
STEPHANIE KATHERINE SCHLEGEL

Address: 6 ELIZABETH LANE, DANVILLE, CA 94526

I/We understand, acknowledge, and agree that the Lender and Other Loan Participants can obtain, use and share tax return information for purposes of (i) providing an offer; (ii) originating, maintaining, managing, monitoring, servicing, selling, insuring, and securitizing a loan; (iii) marketing; or (iv) as otherwise permitted by applicable laws, including state and federal privacy and data security laws. The Lender includes the Lender's affiliates, agents, service providers and any of aforementioned parties' successors and assigns. The Other Loan Participants includes any actual or potential owners of a loan resulting from my/our loan application, or acquirers of any beneficial or other interest in the loan, any mortgage insurer, guarantor, any servicers or service providers for these parties and any of aforementioned parties' successors and assigns.

26 U.S.C.A. § 6103(c)

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- BORROWER - NIKOLAI SCHLEGEL - DATE -

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- BORROWER - STEPHANIE KATHERINE SCHLEGEL - DATE -

» Do not sign this form unless all applicable lines have been completed.

» Request may be rejected if the form is incomplete or illegible.

» For more information about Form 4506-C, visit [www.irs.gov](http://www.irs.gov) and search IVES.

1a. Name shown on tax return ( <i>If a joint return, enter the name shown first</i> ) <b>NIKOLAI SCHLEGEL</b>	1b. First social security number on tax return, individual taxpayer identification number, or employer identification number ( <i>see instructions</i> ) <b>229-73-7243</b>
2a. If a joint return, enter spouse's name shown on tax return	2b. Second social security number or individual taxpayer identification number if joint tax return
3. Current name, address (including apt., room, or suite no.), city, state, and ZIP code ( <i>see instructions</i> ) <b>NIKOLAI SCHLEGEL, 6 ELIZABETH LANE, DANVILLE, CA 94526</b>	
4. Previous address shown on the last return filed if different from line 3 ( <i>see instructions</i> )	
5a. IVES participant name, address, and SOR mailbox ID <b>COMERICA BANK</b>	
5b. Customer file number ( <i>if applicable</i> ) ( <i>see instructions</i> )	

**Caution:** This tax transcript is being sent to the third party entered on Line 5a. Ensure that lines 5 through 8 are completed before signing. (*see instructions*)6. **Transcript requested.** Enter the tax form number here (1040, 1065, 1120, etc.) and check the appropriate box below. Enter only one tax form number per request

- a. **Return Transcript**, which includes most of the line items of a tax return as filed with the IRS. A tax return transcript does not reflect changes made to the account after the return is processed. Transcripts are only available for the following returns: Form 1040 series, Form 1065, Form 1120, Form 1120-A, Form 1120-H, Form 1120-L, and Form 1120S.  **Return transcripts are available for the current year and returns processed during the prior 3 processing years**
- b. **Account Transcript**, which contains information on the financial status of the account, such as payments made on the account, penalty assessments, and adjustments made by you or the IRS after the return was filed. Return information is limited to items such as tax liability and estimated tax payments. Account transcripts are available for most returns
- c. **Record of Account**, which provides the most detailed information as it is a combination of the Return Transcript and the Account Transcript. Available for current year and 3 prior tax years

7. **Form W-2, Form 1099 series, Form 1098 series, or Form 5498 series transcript.** The IRS can provide a transcript that includes data from these information returns. State or local information is not included with the Form W-2 information. The IRS may be able to provide this transcript information for up to 10 years. Information for the current year is generally not available until the year after it is filed with the IRS. For example, W-2 information for 2016, filed in 2017, will likely not be available from the IRS until 2018. **If you need W-2 information for retirement purposes, you should contact the Social Security Administration at 1-800-772-1213** **Caution:** If you need a copy of Form W-2 or Form 1099, you should first contact the payer. To get a copy of the Form W-2 or Form 1099 filed with your return, you must use Form 4506 and request a copy of your return, which includes all attachments.8. **Year or period requested.** Enter the ending date of the tax year or period using the mm/dd/yyyy format (*see instructions*)**Caution:** Do not sign this form unless all applicable lines have been completed.**Signature of taxpayer(s).** I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, at least one spouse must sign. If signed by a corporate officer, 1 percent or more shareholder, partner, managing member, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-C on behalf of the taxpayer. **Note:** This form must be received by IRS within 120 days of the signature date. **Signatory attests that he/she has read the attestation clause and upon so reading declares that he/she has the authority to sign the Form 4506-C. See instructions.**

<b>Sign Here</b>	Signature ( <i>see instructions</i> )	Date	Phone number of taxpayer on line 1a or 2a
	Print/Type name <b>NIKOLAI SCHLEGEL</b>		
	Title ( <i>If line 1a above is a corporation, partnership, estate, or trust</i> )		
	Spouse's signature	Date	
	Print/Type name		

## Instructions for Form 4506-C, IVES Request for Transcript of Tax Return

Section references are to the Internal Revenue Code unless otherwise noted.

### Future Developments

For the latest information about Form 4506-C and its instructions, go to [www.irs.gov](http://www.irs.gov) and search IVES. Information about any recent developments affecting Form 4506-C (such as legislation enacted after we released it) will be posted on that page.

**What's New.** Form 4506-C was created to be utilized by authorized IVES participants to order tax transcripts with the consent of the taxpayer.

### General Instructions

**Caution:** Do not sign this form unless all applicable lines have been completed.

**Designated Recipient Notification.** Internal Revenue Code, Section 6103(c), limits disclosure and use of return information received pursuant to the taxpayer's consent and holds the recipient subject to penalties for any unauthorized access, other use, or redisclosure without the taxpayer's express permission or request.

**Taxpayer Notification.** Internal Revenue Code, Section 6103(c), limits disclosure and use of return information provided pursuant to your consent and holds the recipient subject to penalties, brought by private right of action, for any unauthorized access, other use, or redisclosure without your express permission or request.

**Purpose of form.** Use Form 4506-C to request tax return information through an authorized IVES participant. You will designate an IVES participant to receive the information on line 5a.

**Note:** If you are unsure of which type of transcript you need, check with the party requesting your tax information.

**Where to file.** The IVES participant will fax Form 4506-C with the approved IVES cover sheet to their assigned Service Center.

### Chart for ordering transcripts

If your assigned Service Center is:	Fax the requests with the approved coversheet to:
Austin Submission Processing Center	Austin IVES Team 844-249-6238
Fresno Submission Processing Center	Fresno IVES Team 844-249-6239
Kansas City Submission Processing Center	Kansas City IVES Team 844-249-8128
Ogden Submission Processing Center	Ogden IVES Team 844-249-8129

### Specific Instructions

**Line 1b.** Enter the social security number (SSN) or individual taxpayer identification number (ITIN) for the individual listed on line 1a, or enter the employer identification number (EIN) for the business listed on line 1a.

**Line 3.** Enter your current address. If you use a P.O. box, include it on this line.

**Line 4.** Enter the address shown on the last return filed if different from the address entered on line 3.

**Note:** If the addresses on lines 3 and 4 are different and you have not changed your address with the IRS, file Form 8822, Change of Address, or Form 8822-B, Change of Address or Responsible Party — Business, with Form 4506-C.

**Line 5b.** Enter up to 10 numeric characters to create a unique customer file number that will appear on the transcript. The customer file number cannot contain an SSN, ITIN or EIN. Completion of this line is not required.

**Note.** If you use an SSN, name or combination of both, we will not input the information and the customer file number will reflect a generic entry of "9999999999" on the transcript.

**Line 8.** Enter the end date of the tax year or period requested in mm/dd/yyyy format. This may be a calendar year, fiscal year or quarter. Enter each quarter requested for quarterly returns. Example: Enter 12/31/2018 for a calendar year 2018 Form 1040 transcript.

**Signature and date.** Form 4506-C must be signed and dated by the taxpayer listed on line 1a or 2a. The IRS must receive Form 4506-C within 120 days of the date signed by the taxpayer or it will be rejected. Ensure that all applicable lines, *including lines 5a through 8*, are completed before signing.



*You must check the box in the signature area to acknowledge you have the authority to sign and request the information. The form will not be processed if unchecked.*

**Individuals.** Transcripts listed on line 6 may be furnished to either spouse if jointly filed. Only one signature is required. Sign Form 4506-C exactly as your name appeared on the original return. If you changed your name, also sign your current name.

**Corporations.** Generally, Form 4506-C can be signed by:

(1) an officer having legal authority to bind the corporation, (2) any person designated by the board of directors or other governing body, or (3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer. A bona fide shareholder of record owning 1 percent or more of the outstanding stock of the corporation may submit a Form 4506-C but must provide documentation to support the requester's right to receive the information.

**Partnerships.** Generally, Form 4506-C can be signed by any person who was a member of the partnership during any part of the tax period requested on line 8.

**All others.** See section 6103(e) if the taxpayer has died, is insolvent, is a dissolved corporation, or if a trustee, guardian, executor, receiver, or administrator is acting for the taxpayer.

**Note:** If you are Heir at law, Next of kin, or Beneficiary you must be able to establish a material interest in the estate or trust.

**Documentation.** For entities other than individuals, you must attach the authorization document. For example, this could be the letter from the principal officer authorizing an employee of the corporation or the letters testamentary authorizing an individual to act for an estate.

**Signature by a representative.** A representative can sign Form 4506-C for a taxpayer only if the taxpayer has specifically delegated this authority to the representative on Form 2848, line 5. The representative must attach Form 2848 showing the delegation to sign Form 4506-C.

**Privacy Act and Paperwork Reduction Act Notice.** We ask for the information on this form to establish your right to gain access to the requested tax information under the Internal Revenue Code. We need this information to properly identify the tax information and respond to your request. You are not required to request any transcript; if you do request a transcript, sections 6103 and 6109 and their regulations require you to provide this information, including your SSN or EIN. If you do not provide this information, we may not be able to process your request. Providing false or fraudulent information may subject you to penalties.

Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation, and cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file Form 4506-C will vary depending on individual circumstances. The estimated average time is:

Learning about the law or the form ..... 10 min.

Preparing the form ..... 12 min.

Copying, assembling, and sending the form to the IRS ..... 20 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making Form 4506-C simpler, we would be happy to hear from you. You can write to:

Internal Revenue Service  
Tax Forms and Publications Division  
1111 Constitution Ave. NW, IR-6526  
Washington, DC 20224

Do not send the form to this address. Instead, see Where to file on this page.

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1a. Name shown on tax return ( <i>If a joint return, enter the name shown first</i> ) <b>STEPHANIE KATHERINE SCHLEGEL</b>	1b. First social security number on tax return, individual taxpayer identification number, or employer identification number ( <i>see instructions</i> ) <b>547-81-7191</b>
2a. If a joint return, enter spouse's name shown on tax return <b>STEPHANIE KATHERINE SCHLEGEL, 6 ELIZABETH LANE, DANVILLE, CA 94526</b>	2b. Second social security number or individual taxpayer identification number if joint tax return
3. Current name, address (including apt., room, or suite no.), city, state, and ZIP code ( <i>see instructions</i> ) <b>STEPHANIE KATHERINE SCHLEGEL, 6 ELIZABETH LANE, DANVILLE, CA 94526</b>	
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**Signature of taxpayer(s).** I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, at least one spouse must sign. If signed by a corporate officer, 1 percent or more shareholder, partner, managing member, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-C on behalf of the taxpayer. Note: This form must be received by IRS within 120 days of the signature date.

 Signatory attests that he/she has read the attestation clause and upon so reading declares that he/she has the authority to sign the Form 4506-C. See instructions.

<b>Sign Here</b>	Signature ( <i>see instructions</i> )	Date	Phone number of taxpayer on line 1a or 2a
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Internal Revenue Service  
Tax Forms and Publications Division  
1111 Constitution Ave. NW, IR-6526  
Washington, DC 20224

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# 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 rights pursuant to 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 has community property rights pursuant to applicable law and 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		
<b>I. TYPE OF MORTGAGE AND TERMS OF LOAN</b>				
<b>Mortgage Applied for:</b> <input type="checkbox"/> VA <input type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> USDA/Rural Housing Service		<input checked="" type="checkbox"/> Other: (explain) <b>HELOC</b>		Agency Case Number <b>3030551</b>
Amount <b>\$100,000.00</b>		Interest Rate <b>7.250%</b>	No. of Months <b>360</b>	Amortization Type: <input type="checkbox"/> Fixed Rate <input type="checkbox"/> GPM
<input checked="" type="checkbox"/> Other (explain): <b>EQUITY - VARIABLE 30YR 10Y IO - HELOC</b> <input type="checkbox"/> ARM (type):				
<b>II. PROPERTY INFORMATION AND PURPOSE OF LOAN</b>				
Subject Property Address (street, city, state & ZIP) <b>6 ELIZABETH LANE, DANVILLE, CA 94526</b>				No. of Units <b>1</b>
Legal Description of Subject Property (attach description if necessary)				
Year Built				
Purpose of Loan <input type="checkbox"/> Purchase <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Refinance <input type="checkbox"/> Construction-Permanent		<input type="checkbox"/> Other (explain):		Property will be: <input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment
<b>Complete this line if construction or construction-permanent loan.</b> Year Lot Acquired		Original Cost <b>\$</b>	Amount Existing Liens <b>\$</b>	(a) Present Value of Lot <b>\$</b>
				(b) Cost of Improvements <b>\$</b>
				Total (a + b) <b>\$</b>
<b>Complete this line if this is a refinance loan.</b> Year Acquired		Original Cost <b>\$</b>	Amount Existing Liens <b>\$</b>	Purpose of Refinance Describe Improvements <input type="checkbox"/> made <input type="checkbox"/> to be made Cost: \$
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)	
<b>Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)</b>				

Borrower		III. BORROWER INFORMATION		
Borrower's Name (include Jr. or Sr. if applicable) <b>NIKOLAI SCHLEGEL</b>		Co-Borrower's Name (include Jr. or Sr. if applicable) <b>STEPHANIE KATHERINE SCHLEGEL</b>		
Social Security Number	Home Phone(incl. area code)	DOB(mm/dd/yyyy)	Yrs. School	Social Security Number
<b>229-73-7243</b>		<b>09/30/1970</b>		<b>547-81-7191</b>
<input checked="" type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, separated, divorced, widowed)		<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, separated, divorced, widowed)		
		Dependents (not listed by Co-Borrower) no. <b>0</b> ages		
Present Address (street, city, state, ZIP) <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent <b>9 Yrs/ 3 Mos</b> <b>6 ELIZABETH LANE, DANVILLE, CA 94526</b>		Present Address (street, city, state, ZIP) <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent <b>9 Yrs/ 3 Mos</b> <b>6 ELIZABETH LANE, DANVILLE, CA 94526</b>		
Mailing Address, if different from Present Address		Mailing Address, if different from Present Address		

*If residing at present address for less than two years, complete the following:*

Former Address (street, city, state, ZIP)     Own     Rent \_\_\_\_\_

Former Address (street, city, state, ZIP)     Own     Rent \_\_\_\_\_

Borrower		IV. EMPLOYMENT INFORMATION	
Name & Address of Employer <input type="checkbox"/> Self Employed <b>APPLE INC 1 APPLE PARK WAY CUPERTINO, CA 95014</b>		Yrs. on this job <b>5 Yrs 2 Mos</b>	Name & Address of Employer <input type="checkbox"/> Self Employed
		Yrs. employed in this line of work/profession <b>25</b>	Yrs. on this job <b>Yrs. employed in this line of work/profession</b>
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)
<b>WIRELESS SOC ENGINEER</b>	<b>(408) 996-1010</b>		

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

Borrower		IV. EMPLOYMENT INFORMATION (cont'd)			Co-Borrower	
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*	\$34,430.72		\$34,430.72	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		
Total	\$34,430.72		\$34,430.72	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 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.	LIABILITIES	Monthly Payment & Months Left to Pay	Unpaid Balance
Description					
Cash Deposit toward purchase held by:					
<i>List checking and savings accounts below</i>					
Name and address of Bank, S&L, or Credit Union			Name and address of Company GS BANK USA	\$ Payment/Months \$182.00 / 60	\$10,832.00
Acct. no.			Acct. no. 1100		
Name and address of Bank, S&L, or Credit Union			Name and address of Company VOLVOCARRTL	\$ Payment/Months \$1,477.00 / 50	\$73,416.00
Acct. no.			Acct. no. 3010000007522930		
Name and address of Bank, S&L, or Credit Union			Name and address of Company AMEX	\$ Payment/Months \$442.86 / 33	\$14,762.00
Acct. no.			Acct. no. 3499925007404483		
Acct. no.					

## **VI. ASSETS AND LIABILITIES (cont'd)**

Name and address of Bank, S&L, or Credit Union		Name and address of Company JPMCB HOME	\$ Payment/Months \$3,941.00 / 233	\$916,365.00
Acct. no.		Name and address of Company CITI	\$ Payment/Months \$388.00 / 38	\$14,367.00
Stocks & Bonds (Company name/ number & description)		Acct. no. 525475001431	\$ Payment/Months /	
Life insurance net cash value Face amount:		Name and address of Company	\$ Payment/Months /	
<b>Subtotal Liquid Assets</b>		Acct. no.	\$ Payment/Months /	
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)		Alimony/Child Support/Separate Maintenance Payments Owed to:		
Automobiles owned (make and year)		Job-Related Expense (child care, union dues, etc.)		
Other Assets (itemize)		<b>Total Monthly Payments</b>	<b>\$6,430.86</b>	
<b>Total Assets a.</b>		Net Worth (a minus b) »		<b>\$1,044,504.00</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
<b>Totals</b>								

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

### **Names Under which you are known:**

**Creditor Name**

**Account Number**

#### VII. DETAILS OF TRANSACTION

- VII. DETAILS OF TRA**

  - a. Purchase price
  - b. Alterations, improvements, repairs
  - c. Land (if acquired separately)
  - d. Refinance (incl. debts to be paid off)
  - e. Estimated prepaid items
  - f. Estimated closing costs
  - g. PMI, MIP, Funding Fee
  - h. Discount (if Borrower will pay)
  - i. Total cost(s) (add items a through h)

If you answer "Yes" to any questions a through i,  
please call the office for evaluation.

- please use continuation sheet for explanation.

  - a. Are there any outstanding judgments against you?
  - b. Have you been declared bankrupt within the past 7 years?
  - c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?
  - d. Are you a party to a lawsuit?
  - e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?  
(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 creditor.)

**Borrower** | **Co-Borrower**

**Borrower**      **Cow Borrower**

VII. DETAILS OF TRANSACTION		VIII. DECLARATIONS					
				Borrower	Co-Borrower		
		Yes	No	Yes	No		
j. Subordinate financing		If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Borrower's closing costs paid by Seller		f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Other Credits (explain)		g. Are you obligated to pay alimony, child support, or separate maintenance?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Loan amount (exclude PMI, MIP, Funding Fee financed)		h. Is any part of the down payment borrowed?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. PMI, MIP, Funding Fee financed		i. Are you a co-maker or endorser on a note?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----		j. Are you a U.S. citizen?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		k. Are you a permanent resident alien?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Loan amount (add m & n)		<b>I. Do you intend to occupy the property as your primary residence?</b> If "Yes," complete question m below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Cash from/to Borrower (subtract j, k, l, & o from i)		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 (SP), or jointly with another person (O)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 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.

**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.

Borrower's Signature  <b>X</b>	Date	Co-Borrower's Signature  <b>X</b>	Date
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Loan Originator's Signature  <b>X</b>		Date
Loan Originator's Name (print or type) <b>BETH ADAMS</b>	Loan Originator Identifier <b>NMLS: 966966</b>	Loan Originator's Phone Number (including area code) <b>(248) 371-6645</b>
Loan Origination Company's Name <b>COMERICA BANK</b>	Loan Origination Company Identifier <b>NMLS: 480990</b>	Loan Origination Company's Address <b>1717 MAIN STREET, DALLAS, TX 75201</b>

## 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:  
**NIKOLAI SCHLEGEL**

Co-Borrower:  
**STEPHANIE KATHERINE SCHLEGEL**

Agency Case Number:

Lender Case Number:  
**3030551**

## VI. ASSETS AND LIABILITIES (cont'd)

LIABILITIES	Monthly Payment & Months Left to Pay	Unpaid Balance
Co-Borrower		
Name and address of Company	\$ Payment/Months	\$14,762.00
AMEX	(0) / 0	
Acct. no. <b>3499925007449153</b>		

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  <b>X</b>	Date	Co-Borrower's Signature  <b>X</b>	Date
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## Demographic Information Addendum.

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     YES

Was the sex of the Borrower collected on the basis of visual observation or surname?     NO     YES

Was 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

## Demographic Information Addendum.

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       YES

Was the sex of the Borrower collected on the basis of visual observation or surname?       NO       YES

Was 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: STEPHANIE KATHERINE

SCHLEGEI

Uniform Residential Loan Application

Freddie Mac Form 65 • Fannie Mae Form 1003

Revised 09/2017

EX 20787.40

Universal Loan Identifier: 70WY0ID1N53Q4254VH70303055127

## List of Homeownership Counseling Organizations

Date: NOVEMBER 18, 2022

SCHLEGEL  
Loan #: 3030551

Lender: COMERICA BANK

Borrower(s): NIKOLAI SCHLEGEL  
STEPHANIE KATHERINE SCHLEGEL

Property Address: 6 ELIZABETH LANE, DANVILLE, CA 94526

The counseling agencies on this list are approved by the U.S. Department of Housing and Urban Development (HUD), and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. This list shows you several approved agencies in your area. You can find other approved counseling agencies at the Consumer Financial Protection Bureau's (CFPB) website: consumerfinance.gov/mortgagehelp or by calling 1-855-411-CFPB (2372). You can also access a list of nationwide HUD-approved counseling intermediaries at [http://portal.hud.gov/hudportal/HUD?src=/ohc\\_nint](http://portal.hud.gov/hudportal/HUD?src=/ohc_nint), at <https://www.consumerfinance.gov/find-a-housing-counselor/>, or at <https://hudgov-answers.force.com/housingcounseling/>.

10 LOCATIONS CLOSEST TO ZIP CODE 94526

1.	EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)	Distance
	22551 2ND ST STE 200 HAYWARD, CA 94541-4136	10 . 60 miles
	Website: <a href="HTTP://WWW.ECHOFAIRHOUSING.ORG">HTTP://WWW.ECHOFAIRHOUSING.ORG</a> Phone: 510-581-9380 Email Address: <a href="mailto:CONTACT@ECHOFAIRHOUSING.ORG">CONTACT@ECHOFAIRHOUSING.ORG</a> Languages: ENGLISH, SPANISH	
	Services: FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING	
2.	BALANCE	Distance
	1655 GRANT STREET SUITE 1300 CONCORD, CA 94520-2600	11 . 30 miles
	Website: <a href="WWW.BALANCEPRO.ORG">WWW.BALANCEPRO.ORG</a> Phone: 800-777-7526 Email Address: <a href="mailto:INFOHOUSINGEDUCATION@BALANCEPRO.ORG">INFOHOUSINGEDUCATION@BALANCEPRO.ORG</a> Languages: ENGLISH, OTHER, RUSSIAN, SPANISH	
	Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSE, RESOLVING/PREVENTING MORTGAGE DELINQUENCY WORKSHOP, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FINANCIAL, BUDGETING AND CREDIT REPAIR WORKSHOPS, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING, RENTAL HOUSING WORKSHOPS	
3.	BALANCE - CONCORD	Distance
	1655 GRANT ST SUITE 1300 CONCORD, CA 94520-2600	11 . 30 miles
	Website: <a href="HTTPS://WWW.BALANCEPRO.ORG/">HTTPS://WWW.BALANCEPRO.ORG/</a> Phone: 800-777-7526 Email Address: <a href="mailto:INFOHOUSING@BALANCEPRO.ORG">INFOHOUSING@BALANCEPRO.ORG</a> Languages: ENGLISH	
	Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSE, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FINANCIAL, BUDGETING AND CREDIT REPAIR WORKSHOPS, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING, RENTAL HOUSING WORKSHOPS, REVERSE MORTGAGE COUNSELING	

4. NATIONAL ASSOCIATION OF REAL ESTATE BROKERS-INVESTMENT DIVISION, INC  
 7677 OAKPORT STREET, SUITE 1030, 10TH FL  
 OAKLAND, CA 94621-1929
- Distance  
 12.10 miles
- Website: [HTTPS://WWW.NIDHOUSING.COM/](https://www.nidhousing.com/)  
 Phone: 510-268-9792  
 Email Address: LATISHACARLISLE@NIDHOUSING.COM  
 Languages: CREOLE, ENGLISH, SPANISH
- Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, HOME IMPROVEMENT AND REHABILITATION COUNSELING, SERVICES FOR HOMELESS COUNSELING, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PREDATORY LENDING EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING, REVERSE MORTGAGE COUNSELING
- 
5. NID-HCA OAKLAND MAIN BRANCH  
 7677 OAKPORT ST STE 510  
 OAKLAND, CA 94621-1960
- Distance  
 12.10 miles
- Website: [HTTPS://WWW.NIDHOUSING.COM/](https://www.nidhousing.com/)  
 Phone: 510-268-9792  
 Email Address: OLGATOVAR@NIDHOUSING.COM  
 Languages: ENGLISH, SPANISH
- Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, HOME IMPROVEMENT AND REHABILITATION COUNSELING, SERVICES FOR HOMELESS COUNSELING, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PREDATORY LENDING EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING
- 
6. A-1 COMMUNITY HOUSING SERVICES  
 22693 HESPERIAN BLVD STE 110  
 HAYWARD, CA 94541-7008
- Distance  
 12.50 miles
- Website: [HTTPS://WWW.A1CHS.ORG/](https://www.a1chs.org/)  
 Phone: 510-674-9227  
 Email Address: INFORMATION@A1CHS.ORG  
 Languages: ENGLISH, SPANISH
- Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FINANCIAL, BUDGETING AND CREDIT REPAIR WORKSHOPS, SERVICES FOR HOMELESS COUNSELING, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING
- 
7. NACA (NEIGHBORHOOD ASSISTANCE CORPORATION OF AMERICA) OAKLAND, CA  
 3801-3805 BROADWAY  
 OAKLAND, CA 94611-5635
- Distance  
 14.20 miles
- Website: [HTTPS://WWW.NACA.COM/](https://www.naca.com/)  
 Phone: 510-652-6622  
 Email Address: NOT AVAILABLE  
 Languages: ENGLISH, SPANISH
- Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PREDATORY LENDING EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS
- 
8. HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY  
 2619 BROADWAY  
 OAKLAND, CA 94612-3107
- Distance  
 14.60 miles
- Website: [HTTP://WWW.HABITATEBSV.ORG/](http://www.habitatebsv.org/)  
 Phone: 510-803-3373  
 Email Address: RGEORGE@HABITATEBSV.ORG  
 Languages: ENGLISH, SPANISH
- Services: FINANCIAL MANAGEMENT/BUDGET COUNSELING, FINANCIAL, BUDGETING AND CREDIT REPAIR WORKSHOPS, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PREDATORY LENDING EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS

9. MONEY MANAGEMENT INTERNATIONAL - OAKLAND  
1901 HARRISON ST STE 1100  
OAKLAND, CA 94612-3648

**Distance**  
**14.60 miles**

Website: [HTTP://WWW.MONEYMANAGEMENT.ORG](http://www.moneymanagement.org)

Phone: 866-232-9080

Email Address: COUNSELINGINFO@MONEYMANAGEMENT.ORG

Languages: **ENGLISH, SPANISH**

Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COURSE, FINANCIAL MANAGEMENT/BUDGET COUNSELING, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING, REVERSE MORTGAGE COUNSELING

10. RICHMOND NEIGHBORHOOD HOUSING SERVICES, INC  
12972 SAN PABLO AVE  
RICHMOND, CA 94805-1307

**Distance**  
**20.50 miles**

Website: [HTTP://WWW.RICHMONDNHS.ORG](http://www.richmondnhs.org)

Phone: 510-237-6459

Email Address: NIKKI@EASTBAYNHS.ORG

Languages: ENGLISH

Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, RESOLVING/PREVENTING MORTGAGE DELINQUENCY WORKSHOP, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING

LIST UPDATED 11/14/2022



COMERICA BANK  
P.O. Box 75000  
Detroit, MI 48275-6325  
NMLS ID: 480990

NIKOLAI SCHLEGEL  
6 ELIZABETH LANE, DANVILLE, CA 94526  
3030551

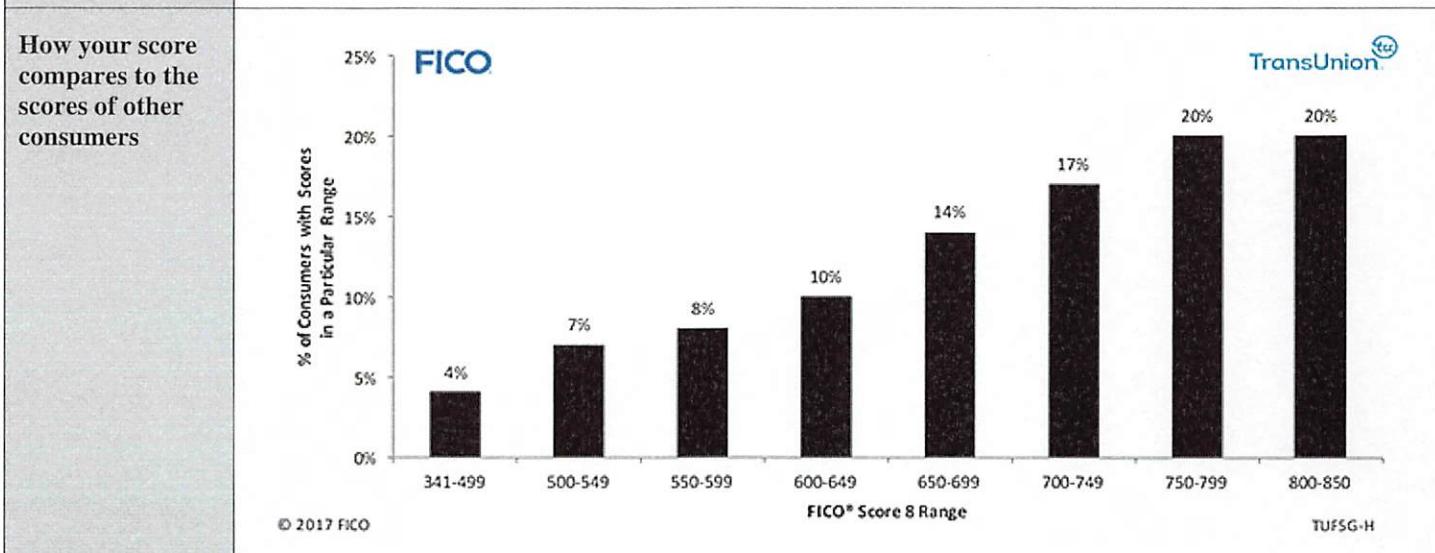
**COMERICA BANK**  
**Your Credit Score and The Price You Pay for Credit**

### Your Credit Score

Your credit score	779	
	Source: TransUnion Consumer Disclosure Center <a href="http://www.transunion.com">www.transunion.com</a> P.O. Box 1000 Chester, PA 19022 1-800-916-8800	Date: NOVEMBER 18, 2022

### Understanding Your Credit Score

What you should know about credit scores	Your credit score is a number that reflects the information in your credit report.  Your credit report is a record of your credit history. It includes information about whether you pay your bills on time and how much you owe to creditors.  Your credit score can change, depending on how your credit history changes.
How we use your credit score	Your credit score can affect whether you can get a loan and how much you will have to pay for that loan.
The range of scores	Scores range from a low of <b>300</b> to a high of <b>850</b> .  Generally, the higher your score, the more likely you are to be offered better credit terms.



## **Understanding Your Credit Score (continued)**

<b>Key factors that adversely affected your credit score</b>	<b>PROPORTION OF BALANCES TO CREDIT LIMITS IS TOO HIGH ON BANK REVOLVING OR OTHER REVOLVING ACCOUNTS. TOO MANY ACCOUNTS WITH BALANCES. TOO MANY INQUIRIES LAST 12 MONTHS. AMOUNT OWED ON REVOLVING ACCOUNTS IS TOO HIGH.</b>
--	--

## **Checking Your Credit Report**

<b>What if there are mistakes in your credit report?</b>	You have a right to dispute any inaccurate information in your credit report. If you find mistakes on your credit report, contact the consumer reporting agency.  It is a good idea to check your credit report to make sure the information it contains is accurate.
<b>How can you obtain a copy of your credit report?</b>	Under federal law, you have the right to obtain a free copy of your credit report from each of the nationwide consumer reporting agencies once a year.  To order your free annual credit report -- <i>By telephone:</i> Call toll-free: 1-877-322-8228 <i>On the web:</i> Visit <a href="http://www.annualcreditreport.com">www.annualcreditreport.com</a> <i>By mail:</i> Mail your completed Annual Credit Report Request Form (which you can obtain from the Federal Trade Commission's web site at <a href="http://www.ftc.gov/bcp/conline/include/requestformfinal.pdf">http://www.ftc.gov/bcp/conline/include/requestformfinal.pdf</a> ) to:  Annual Credit Report Request Service P.O. Box 105281 Atlanta, GA 30348-5281
<b>How can you get more information?</b>	For more information about credit reports and your rights under Federal law, visit the Consumer Financial Protection Bureau's website at <a href="http://www.consumerfinance.gov/learnmore">www.consumerfinance.gov/learnmore</a> .

## **Notice to the Home Loan Applicant**

In connection with your application for a home loan, the lender must disclose to you the score that a consumer reporting agency distributed to users and the lender used in connection with your home loan, and the key factors affecting your credit scores.

The credit score is a computer generated summary calculated at the time of the request and based on information that a consumer reporting agency or lender has on file. The scores are based on data about your credit history and payment patterns. Credit scores are important because they are used to assist the lender in determining whether you will obtain a loan. They may also be used to determine what interest rate you may be offered on the mortgage. Credit scores can change over time, depending on your conduct, how your credit history and payment patterns change, and how credit scoring technologies change.

Because the score is based on information in your credit history, it is very important that you review the credit-related information that is being furnished to make sure it is accurate. Credit records may vary from one company to another.

If you have questions about your credit score or the credit information that is furnished to you, contact the consumer reporting agency at the address and telephone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The consumer reporting agency plays no part in the decision to take any action on the loan application and is unable to provide you with specific reasons for the decision on a loan application.

If you have questions concerning the terms of the loan, contact the lender.

**Comerica Bank**  
**P.O. Box 75000**  
**MC6325**  
**Detroit, MI 48275**  
**1-888-303-1363**

Contact any one of the three major consumer reporting agencies to inquire about information contained in your credit report.

**Experian Consumer Relations**  
**P.O. Box 2002**  
**Allen, TX 75013**  
**(888) 397-3742**  
**[www.experian.com](http://www.experian.com)**

**Equifax Consumer Relations**  
**P. O. Box 740241**  
**Atlanta, GA 30374**  
**(800) 685-1111**  
**[www.equifax.com/fcra](http://www.equifax.com/fcra)**

**TransUnion Consumer Relations**  
**P.O. Box 1000**  
**Chester, PA 19022**  
**(800) 916-8800**  
**[www.transunion.com/myoptions](http://www.transunion.com/myoptions)**



COMERICA BANK  
P.O. Box 75000  
Detroit, MI 48275-6325  
NMLS ID: 480990

STEPHANIE KATHERINE SCHLEGEL  
6 ELIZABETH LANE, DANVILLE, CA 94526  
3030551

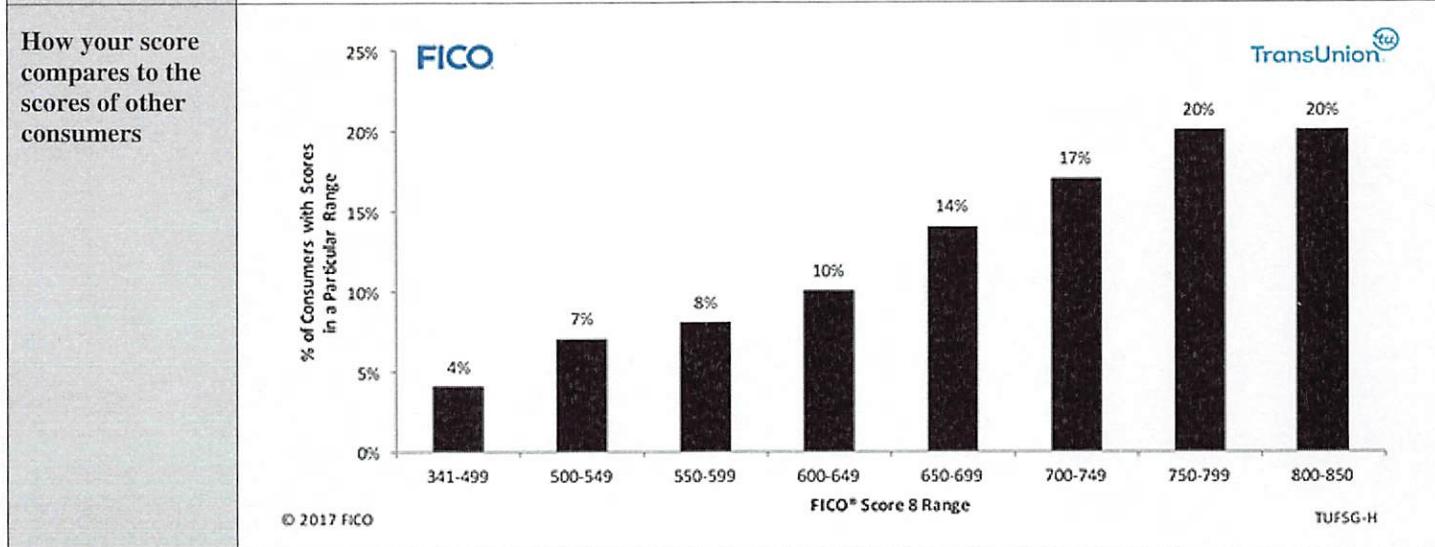
**COMERICA BANK**  
**Your Credit Score and The Price You Pay for Credit**

**Your Credit Score**

Your credit score	810	Source: TransUnion Consumer Disclosure Center <a href="http://www.transunion.com">www.transunion.com</a> P.O. Box 1000 Chester, PA 19022 1-800-916-8800	Date: NOVEMBER 18, 2022
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## **Understanding Your Credit Score (continued)**

<b>Key factors that adversely affected your credit score</b>	<b>NO RECENT BANKCARD BALANCES . NO RECENT REVOLVING BALANCES . TOO MANY ACCOUNTS WITH BALANCES . TOO MANY INQUIRIES LAST 12 MONTHS .</b>
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<b>How can you get more information?</b>	For more information about credit reports and your rights under Federal law, visit the Consumer Financial Protection Bureau's website at <a href="http://www.consumerfinance.gov/learnmore">www.consumerfinance.gov/learnmore</a> .

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**Atlanta, GA 30374**  
**(800) 685-1111**  
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**TransUnion Consumer Relations**  
**P.O. Box 1000**  
**Chester, PA 19022**  
**(800) 916-8800**  
**[www.transunion.com/myoptions](http://www.transunion.com/myoptions)**



## Disclosure About Required Insurance

SCHLEGEL  
Loan #: 3030551

To: **NIKOLAI SCHLEGEL and STEPHANIE KATHERINE SCHLEGEL**  
**6 ELIZABETH LANE**  
**DANVILLE, CA 94526**

1. You have made an application to Comerica Bank ("we", "us", "our", or "Comerica") for a loan. One of the conditions to making the loan is that you obtain and maintain the following insurance:

### HOMEOWNERS/HAZARD, EARTHQUAKE AND/OR FLOOD INSURANCE, IF APPLICABLE

The loan documents will specify certain requirements concerning required insurance.

2. This required insurance is available through various licensed insurance agencies affiliated with Comerica Bank: in Michigan, through Comerica Insurance Services, Inc.; in Texas through Comerica Insurance Services of Texas Incorporated; in California through Comerica of California Insurance Services Incorporated. If you would like to obtain information about Insurance products available through them, you may call Comerica Insurance Services at 1-800-713-0336.
3. We will not require, as a condition of making the loan, that you buy any insurance product through any of our affiliated insurance agencies. We will not require that you buy any policy or contract of insurance through a particular agent or agency or with a particular insurer. The purchase of any insurance product through any of our affiliated insurance agencies is optional and will not in any way affect current or future credit decisions. The required insurance coverage may be obtained through an insurer of your choice, subject to our right to reject for reasonable cause, any particular insurer. This Disclosure is not to be considered an approval of your loan.

**NOTICE OF RIGHT TO RECEIVE  
COPY OF APPRAISAL REPORT**

SCHLEGEL  
Loan #: 3030551

Date: **NOVEMBER 18, 2022**

Lender: **COMERICA BANK**

Borrower(s): **NIKOLAI SCHLEGEL**  
**STEPHANIE KATHERINE SCHLEGEL**

Property Address: **6 ELIZABETH LANE, DANVILLE, CA 94526**

**We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.**

**You can pay for an additional appraisal for your own use at your own cost.**

The following disclosure is being given to you pursuant to the provisions of Cal. Civ. Code § 1102.6g:

Any appraisal of the property is required to be unbiased, objective, and not influenced by improper or illegal considerations, including, but not limited to, any of the following: race, color, religion (including religious dress, grooming practices, or both), gender (including, but not limited to, pregnancy, childbirth, breastfeeding, and related conditions, and gender identity and gender expression), sexual orientation, marital status, medical condition, military or veteran status, national origin (including language use and possession of a driver's license issued to persons unable to provide their presence in the United States is authorized under federal law), source of income, ancestry, disability (mental and physical, including, but not limited to, HIV/AIDS status, cancer diagnosis, and genetic characteristics), genetic information, or age. If a buyer or seller believes that the appraisal has been influenced by any of the above factors, the seller or buyer can report this information to the lender or mortgage broker that retained the appraiser and may also file a complaint with the Bureau of Real Estate Appraisers at <https://www2.brea.ca.gov/complaint/> or call (916) 552-9000 for further information on how to file a complaint.

## **THE FEDERAL EQUAL CREDIT OPPORTUNITY ACT**

**SCHLEGEL**  
Loan #: 3030551

Date: **NOVEMBER 18, 2022**

Lender: **COMERICA BANK**

Borrower(s): **NIKOLAI SCHLEGEL**  
**STEPHANIE KATHERINE SCHLEGEL**

Property Address: **6 ELIZABETH LANE, DANVILLE, CA 94526**

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Bureau of Consumer Financial Protection.

If you have questions about your rights, or if you wish to file a complaint, contact the management of this financial institution or:

**BUREAU OF CONSUMER FINANCIAL PROTECTION**  
1700 G STREET NW.  
WASHINGTON DC 20006

*What you should know about*

# Home Equity Lines of Credit



[comerica.com](http://comerica.com)

# What you should know about Home Equity Lines Of Credit

Consumer Financial Protection Bureau

This booklet was initially prepared by the Board of Governors of the Federal Reserve System. The Consumer Financial Protection Bureau (CFPB) has made technical updates to the booklet to reflect new mortgage rules under Title XIV of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act). A larger updated of this booklet is planned in the future to reflect other changes under the Dodd-Frank Act and to align with other CFPB resources and tools for consumers as part of the CFPB's broader mission to educate consumers. Consumers are encouraged to visit the CFPB's website at consumerfinance.gov/owning-a-home to access interactive tools and resources for mortgage shoppers, which are expected to be available beginning in 2014.

## Table of contents

### 1. Introduction

1.1 Home equity plan checklist

### 2. What is a home equity line of credit?

- 2.1 What should you look for when shopping for a plan?
- 2.2 Costs of establishing and maintaining a home equity line
- 2.3 How will you repay your home equity plan?
- 2.4 Lines of credit vs. traditional second mortgage loans
- 2.5 What if the lender freezes or reduces your line of credit?

### Appendix A:

Defined terms

### Appendix B:

More information

### Appendix C:

Contact information

### 1. Introduction

If you are in the market for credit, a home equity plan is one of several options that might be right for you. Before making a decision, however, you should weigh carefully the costs of a home equity line against the benefits. Shop for the credit terms that best meet your borrowing needs without posing undue financial risks. And remember, failure to repay the amounts you've borrowed, plus interest, could mean the loss of your home.

## 1.1 Home equity plan checklist

*Ask your lender to help you fill out this worksheet.*

Basic features for comparison	Plan A	Plan B
Fixed annual percentage rate	%	%
Variable annual percentage rate	%	%
• Index used and current value	%	%
• Amount of margin		
• Frequency of rate adjustments		
• Amount/length of discount (if any)		
• Interest rate cap and floor		
<b>Length of plan</b>		
Draw period		
Repayment period		
<b>Initial fees</b>		
Appraisal fee		
Application fee		
Up-front charges, including points		
Closing costs		
<b>Repayment Terms</b>		
<b>During the draw period</b>		
Interest and principal payments		
Interest-only payments		
Fully amortizing payments		
<b>When the draw period ends</b>		
Balloon payment?		
Renewal available?		
Refinancing of balance by lender?		

## 2. What is a home equity line of credit?

A home equity line of credit is a form of revolving credit in which your home serves as collateral. Because a home often is a consumer's most valuable asset, many homeowners use home equity credit lines only for major items, such as education, home improvements, or medical bills, and choose not to use them for day-to-day expenses.

With a home equity line, you will be approved for a specific amount of credit. Many lenders set the credit limit on a home equity line by taking a percentage (say, 75 percent) of the home's appraised value and subtracting from that the balance owed on the existing mortgage. For example:

Appraised value of home	\$100,000
Percentage	x 75%
Percentage of appraised value	= \$75,000
Less balance owed on mortgage	-\$40,000
Potential line of credit	\$35,000

In determining your actual credit limit, the lender will also consider your ability to repay the loan (principal and interest) by looking at your income, debts, and other financial obligations as well as your credit history.

Many home equity plans set a fixed period during which you can borrow money, such as 10 years. At the end of this "draw period," you may be allowed to renew the credit line. If your plan does not allow renewals, you will not be able to borrow additional money once the period has ended. Some plans may call for payment in full of any outstanding balance at the end of the period. Others may

allow repayment over a fixed period (the "repayment period"), for example, 10 years.

Once approved for a home equity line of credit, you will most likely be able to borrow up to your credit limit whenever you want. Typically, you will use special checks to draw on your line. Under some plans, borrowers can use a credit card or other means to draw on the line.

There may be other limitations on how you use the line. Some plans may require you to borrow a minimum amount each time you draw on the line (for example, \$300) or keep a minimum amount outstanding. Some plans may also require that you take an initial advance when the line is set up.

## **2.1 What should you look for when shopping for a plan?**

If you decide to apply for a home equity line of credit, look for the plan that best meets your particular needs. Read the credit agreement carefully, and examine the terms and conditions of various plans, including the annual percentage rate (APR) and the costs of establishing the plan. Remember, though, that the APR for a home equity line is based on the interest rate alone and will not reflect closing costs and other fees and charges, so you'll need to compare these costs, as well as the APRs, among lenders.

### **2.1.1 Variable interest rates**

Home equity lines of credit typically involve variable rather than fixed interest rates. The variable rate must be based on a publicly available index (such as the prime rate published in some major daily newspapers or a U.S. Treasury bill rate). In such cases, the interest rate you pay for the line of credit will change, mirroring changes in the value of the index. Most lenders cite the interest rate you will pay as the value of the index at a particular time, plus a "margin," such as 2 percentage points. Because the cost of borrowing is tied directly to the value of the index, it is important to find out which index is used, how often the value of the index changes, and how high it has risen in the past. It is also important to note the amount of the margin.

Lenders sometimes offer a temporarily discounted interest rate for home equity lines—an "introductory" rate that is unusually low for a short period, such as six months.

Variable-rate plans secured by a dwelling must, by law, have a ceiling (or cap) on how much your interest rate may increase over the life of the plan. Some variable-rate plans limit how much your payment may increase and how low your interest rate may fall if the index drops.

Some lenders allow you to convert from a variable interest rate to a fixed rate during the life of the plan, or let you convert all or a portion of your line to a fixed-term installment loan.

## **2.2 Costs of establishing and maintaining a home equity line**

Many of the costs of setting up a home equity line of credit are similar to those you pay when you get a mortgage. For example:

- A fee for a property appraisal to estimate the value of your home;
- An application fee, which may not be refunded if you are turned down for credit;
- Up-front charges, such as one or more "points" (one point equals 1 percent of the credit limit); and
- Closing costs, including fees for attorneys, title search, mortgage preparation and filing, property and title insurance, and taxes.

In addition, you may be subject to certain fees during the plan period, such as annual membership or maintenance fees and a transaction fee every time you draw on the credit line.

You could find yourself paying hundreds of dollars to establish the plan. And if you were to draw only a small amount against your credit line, those initial charges would substantially increase the cost of the funds borrowed. On the other hand, because the lender's risk is lower than for other forms of credit, as your home serves as collateral, annual percentage rates for home equity lines are generally lower than rates for other types of credit. The interest you save could offset the costs of establishing and maintaining the line. Moreover, some lenders waive some or all of the closing costs.

## **2.3 How will you repay your home equity plan?**

Before entering into a plan, consider how you will pay back the money you borrow. Some plans set a minimum monthly payment that

includes a portion of the principal (the amount you borrow) plus accrued interest. But, unlike with typical installment loan agreements, the portion of your payment that goes toward principal may not be enough to repay the principal by the end of the term. Other plans may allow payment of only the interest during the life of the plan, which means that you pay nothing toward the principal. If you borrow \$10,000, you will owe that amount when the payment plan ends.

Regardless of the minimum required payment on your home equity line, you may choose to pay more, and many lenders offer a choice of payment options. However, some lenders may require you to pay special fees or penalties if you choose to pay more, so check with your lender. Many consumers choose to pay down the principal regularly as they do with other loans. For example, if you use your line to buy a boat, you may want to pay it off as you would a typical boat loan.

Whatever your payment arrangements during the life of the plan—whether you pay some, a little, or none of the principal amount of the loan—when the plan ends, you may have to pay the entire balance owed, all at once. You must be prepared to make this “balloon payment” by refinancing it with the lender, by obtaining a loan from another lender, or by some other means. If you are unable to make the balloon payment, you could lose your home.

If your plan has a variable interest rate, your monthly payments may change. Assume, for example, that you borrow \$10,000 under a plan that calls for interest-only payments. At a 10 percent interest rate, your monthly payments would be \$83. If the rate rises over time to 15 percent, your monthly payments will increase to \$125. Similarly, if you are making payments that cover interest plus some portion of the principal, your monthly payments may increase, unless your agreement calls for keeping payments the same throughout the plan period.

If you sell your home, you will probably be required to pay off your home equity line in full immediately. If you are likely to sell your home in the near future, consider whether it makes sense to pay the up-front costs of setting up a line of credit. Also keep in mind that renting your home may be prohibited under the terms of your agreement.

## **2.4 Lines of credit vs. traditional second mortgage loans**

If you are thinking about a home equity line of credit, you might also want to consider a traditional second mortgage loan. This type of loan provides you with a fixed amount of money, repayable over a fixed period. In most cases, the payment schedule calls for equal payments that pay off the entire loan within the loan period. You might consider a second mortgage instead of a home equity line if, for example, you need a set amount for a specific purpose, such as an addition to your home.

In deciding which type of loan best suits your needs, consider the costs under the two alternatives. Look at both the APR and other charges. Do not, however, simply compare the APRs, because the APRs on the two types of loans are figured differently:

- The APR for a traditional second mortgage loan takes into account the interest rate charged plus points and other finance charges.
- The APR for a home equity line of credit is based on the periodic interest rate alone. It does not include points or other charges.

### **2.4.1 Disclosures from lenders**

The federal Truth in Lending Act requires lenders to disclose the important terms and costs of their home equity plans, including the APR, miscellaneous charges, the payment terms, and information about any variable-rate feature. And in general, neither the lender nor anyone else may charge a fee until after you have received this information. You usually get these disclosures when you receive an application form, and you will get additional disclosures before the plan is opened. If any term (other than a variable-rate feature) changes before the plan is opened, the lender must return all fees if you decide not to enter into the plan because of the change. Lenders are also required to provide you with a list of homeownership counseling organizations in your area.

When you open a home equity line, the transaction puts your home at risk. If the home involved is your principal dwelling, the Truth in Lending Act gives you three days from the day the account was opened to cancel the credit line. This right allows you to change your mind for any reason. You simply inform the lender in writing within the three-day period. The lender must then cancel its security interest in your home and return all fees – including any application and appraisal fees – paid to open the account.

The Home Ownership and Equity Protection Act of 1994 (HOEPA) addresses certain unfair practices and establishes requirements for certain loans with high rates and fees, including certain additional disclosures. HOEPA now covers some HELOCs. You can find out more information by contacting the CFPB at the website address and phone number listed in the Contact information appendix, below.

## 2.5 What if the lender freezes or reduces your line of credit?

Plans generally permit lenders to freeze or reduce a credit line if the value of the home "declines significantly" or when the lender "reasonably believes" that you will be unable to make your payments due to a "material change" in your financial circumstances. If this happens, you may want to:

- **Talk with your lender.** Find out what caused the lender to freeze or reduce your credit line and what, if anything, you can do to restore it. You may be able to provide additional information to restore your line of credit, such as documentation showing that your house has retained its value or that there has not been a "material change" in your financial circumstances. You may want to get copies of your credit reports (go to the CFPB's website at consumerfinance.gov/askcfpb/5/can-i-review-my-credit-report.html for information about how to get free copies of your credit reports) to make sure all the information in them is correct. If your lender suggests getting a new appraisal, be sure you discuss appraisal firms in advance so that you know they will accept the new appraisal as valid.
- **Shop around for another line of credit.** If your lender does not want to restore your line of credit, shop around to see what other lenders have to offer. If another lender is willing to offer you a line of credit, you may be able to pay off your original line of credit and take out another one. Keep in mind, however, that you may need to pay some of the same application fees you paid for your original line of credit.

## APPENDIX A:

### Defined terms

This glossary provides general definitions for terms commonly used in the real estate market. They may have different legal meanings depending on the context.

#### DEFINED TERM

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<b>ANNUAL MEMBERSHIP OR MAINTENANCE FEE</b>	An annual charge for access to a financial product such as a line of credit, credit card, or account. The fee is charged regardless of whether or not the product is used.
<b>ANNUAL PERCENTAGE RATE (APR)</b>	The cost of credit, expressed as a yearly rate. For closed-end credit, such as car loans or mortgages, the APR includes the interest rate, points, broker fees, and other credit charges that the borrower is required to pay. An APR, or an equivalent rate, is not used in leasing agreements.
<b>APPLICATION FEE</b>	Fees charged when you apply for a loan or other credit. These fees may include charges for property appraisal and a credit report.
<b>BALLOON PAYMENT</b>	A large extra payment that may be charged at the end of a mortgage loan or lease.
<b>CAP (INTEREST RATE)</b>	A limit on the amount that your interest rate can increase. Two types of interest-rate caps exist. <i>Periodic adjustment caps</i> limit the interest-rate increase from one adjustment period to the next. <i>Lifetime caps</i> limit the interest-rate increase over the life of the loan. By law, all adjustable-rate mortgages have an overall cap.
<b>CLOSING OR SETTLEMENT COSTS</b>	Fees paid when you close (or settle) on a loan. These fees may include application fees; title examination, abstract of title, title insurance, and property survey fees; fees for preparing deeds, mortgages, and settlement documents; attorneys' fees; recording fees; estimated costs of taxes and insurance; and notary, appraisal, and credit report fees. Under the Real Estate Settlement Procedures Act, the borrower receives a good faith estimate of closing costs within three days of application. The good faith estimate lists each expected cost as an amount or a range.

<b>CREDIT LIMIT</b>	The maximum amount that may be borrowed on a credit card or under a home equity line of credit plan.
<b>EQUITY</b>	The difference between the fair market value of the home and the outstanding balance on your mortgage plus any outstanding home equity loans.
<b>INDEX</b>	The economic indicator used to calculate interest-rate adjustments for adjustable-rate mortgages or other adjustable-rate loans. The index rate can increase or decrease at any time. See also Selected index rates for ARMs over an 11-year period ( <a href="http://consumerfinance.gov/f/201204_CFPB_ARMs-brochure.pdf">consumerfinance.gov/f/201204_CFPB_ARMs-brochure.pdf</a> ) for examples of common indexes that have changed in the past.
<b>INTEREST RATE</b>	The percentage rate used to determine the cost of borrowing money, stated usually as a percentage of the principal loan amount and as an annual rate.
<b>MARGIN</b>	The number of percentage points the lender adds to the index rate to calculate the adjustable-rate-mortgage interest rate at each adjustment.
<b>MINIMUM PAYMENT</b>	The lowest amount that you must pay (usually monthly) to keep your account in good standing. Under some plans, the minimum payment may cover interest only; under others, it may include both principal and interest.
<b>POINTS (ALSO CALLED DISCOUNT POINTS)</b>	One point is equal to 1 percent of the principal amount of a mortgage loan. For example, if a mortgage is \$200,000, one point equals \$2,000. Lenders frequently charge points in both fixed-rate and adjustable-rate mortgages to cover loan origination costs or to provide additional compensation to the lender or broker. These points usually are paid at closing and may be paid by the borrower or the home seller, or may be split between them. In some cases, the money needed to pay points can be borrowed (incorporated in the loan amount), but doing so will increase the loan amount and the total costs. Discount points (also called discount fees) are points that you voluntarily choose to pay in return for a lower interest rate.
<b>SECURITY INTEREST</b>	If stated in your credit agreement, a creditor, lessor, or assignee's legal right to your property (such as your home, stocks, or bonds) that secures payment of your obligation under the credit agreement. The property that secures payment of your obligation is referred to as "collateral."
<b>TRANSACTION FEE</b>	Fee charged each time a withdrawal or other specified transaction is made on a line of credit, such as a balance transfer fee or a cash advance fee.
<b>VARIABLE RATE</b>	An interest rate that changes periodically in relation to an index, such as the prime rate. Payments may increase or decrease accordingly.

## APPENDIX B:

### More information

For more information about mortgages, including home equity lines of credit, visit [consumerfinance.gov/mortgage](http://consumerfinance.gov/mortgage). For answers to questions about mortgages and other financial topics, visit [consumerfinance.gov/askcfpb](http://consumerfinance.gov/askcfpb). You may also visit the CFPB's website at [consumerfinance.gov/owning-a-home](http://consumerfinance.gov/owning-a-home) to access interactive tools and resources for mortgage shoppers, which are expected to be available beginning in 2014.

Housing counselors can be very helpful, especially for first-time home buyers or if you're having trouble paying your mortgage. The U.S. Department of Housing and Urban Development (HUD) supports housing counseling agencies throughout the country that can

provide free or low-cost advice. You can search for HUD-approved housing counseling agencies in your area on the CFPB's web site at consumerfinance.gov/find-a-housing-counselor or by calling HUD's interactive toll-free number at 800-569-4287.

The company that collects your mortgage payments is your loan servicer. This may not be the same company as your lender. If you have concerns about how your loan is being serviced or another aspect of your mortgage, you may wish to submit a complaint to the CFPB at consumerfinance.gov/complaint or by calling (855) 411-CFPB (2372).

When you submit a complaint to the CFPB, the CFPB will forward your complaint to the company and work to get a response. Companies have 15 days to respond to you and the CFPB. You can review the company's response and give feedback to the CFPB.

## **APPENDIX C:**

### **Contact information**

For additional information or to submit a complaint , you can contact the CFPB or one of the following other federal agencies listed below, depending on the type of institution. If you are not sure which agency to contact, you can submit a complaint to the CFPB and if the CFPB determines that another agency would be better able to assist you, the CFPB will refer your complaint to that agency and let you know.

Regulatory agency	Regulated entities	Contact information
<b>Consumer Financial Protection Bureau (CFPB)</b> P.O. Box 2900 Clinton, IA 52733	Insured depository institutions and credit unions with assets greater than \$10 billion (and their affiliates), and non-bank providers of consumer financial products and services, including mortgages, credit cards, debt collection, consumer reports, prepaid cards, private education loans, and payday lending	(855) 411-CFPB (2372) consumerfinance.gov consumerfinance.gov/complaint
<b>Board of Governors of the Federal Reserve System (FRM)</b> Consumer Help P.O. Box 1200 Minneapolis, MN 55480	Federally insured state-chartered bank members of the Federal Reserve System	(888) 851-1920 federalreserveconsumerhelp.gov
<b>Office of the Comptroller of the Currency (OCC)</b> Customer Assistance Group 1301 McKinney Street Suite 3450 Houston, TX 77010	National banks and federally chartered savings banks/associations	(800) 613-6743 occ.treas.gov helpwithmybank.gov
<b>Federal Deposit Insurance Corporation (FDIC)</b> Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106	Federally insured state-chartered banks that are not members of the Federal Reserve System	(877) ASK-FDIC or (877) 275-3342 fdic.gov fdic.gov/consumers
<b>Federal Housing Finance Agency (FHFA)</b> Consumer Communications Constitution Center 400 7th Street, S.W. Washington, DC 20024	Fannie Mae, Freddie Mac, and the Federal Home Loan Banks	Consumer Helpline (202) 649-3811 fhfa.gov www.fhfa.gov/Default.aspx?Page=369 ConsumerHelp@fhfa.gov

<b>National Credit Union Administration (NCUA)</b> Consumer Assistance 1775 Duke Street Alexandria, VA 22314	Federally chartered credit unions	(800) 755-1030 <a href="http://ncua.gov">ncua.gov</a> <a href="http://mycreditunion.gov">mycreditunion.gov</a>
<b>Federal Trade Commission (FTC)</b> Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580	Finance companies, retail stores, auto dealers, mortgage companies and other lenders, and credit bureaus	(877) FTC-HELP or (877) 382-4357 <a href="http://ftc.gov">ftc.gov</a> <a href="http://ftc.gov/bcp">ftc.gov/bcp</a>
<b>Securities and Exchange Commission (SEC)</b> Complaint Center 100 F Street, N.E. Washington, DC 20549	Brokerage firms, mutual fund companies, and investment advisers	(202) 551-6551 <a href="http://sec.gov">sec.gov</a> <a href="http://sec.gov/complaint/select.shtml">sec.gov/complaint/select.shtml</a>
<b>Farm Credit Administration</b> Office of Congressional and Public Affairs 1501 Farm Credit Drive McLean, VA 22102	Agricultural lenders	(703) 883-4056 <a href="http://fca.gov">fca.gov</a>
<b>Small Business Administration (SBA)</b> Consumer Affairs 409 3rd Street, S.W. Washington, DC 20416	Small business lenders	(800) U-ASK-SBA or (800) 827-5722 <a href="http://sba.gov">sba.gov</a>
<b>Commodity Futures Trading Commission (CFTC)</b> 1155 21st Street, N.W. Washington, DC 20581	Commodity brokers, commodity trading advisers, commodity pools, and introducing brokers	(866) 366-2382 <a href="http://cftc.gov/consumerprotection">cftc.gov/consumerprotection</a>
<b>U.S. Department of Justice (DOJ)</b> Civil Rights Division 950 Pennsylvania Avenue, N.W. Housing and Civil Enforcement Section Washington, DC 20530	Fair lending and housing issues	(202) 514-4713 TTY-(202) 305-1882 FAX-(202) 514-1116 To report an incident of housing discrimination: 1-800-896-7743 <a href="mailto:fairhousing@usdoj.gov">fairhousing@usdoj.gov</a>
<b>Department of Housing and Urban Development (HUD)</b> Office of Fair Housing/ Equal Opportunity 451 7th Street, S.W. Washington, DC 20410	Fair lending and housing issues	(800) 669-9777 <a href="http://hud.gov/complaints">hud.gov/complaints</a>

# IMPORTANT TERMS ABOUT THE COMERICA HOME EQUITY FLEXLINE®

This disclosure contains important information about our Home Equity Line of Credit - the Comerica Home Equity FlexLine® of Credit. You should read it carefully and keep a copy for your records.

## AVAILABILITY OF TERMS

All of these terms are subject to change. If these terms change (other than the annual percentage rate) and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees that you paid to us or anyone else in connection with your application.

## SECURITY INTEREST

We will take a security interest in your home. You could lose your home if you do not meet the obligations in your agreement with us.

## POSSIBLE ACTIONS

We can terminate your line, require you to pay us the entire outstanding balance in one payment, and charge you certain fees if:

- You engage in fraud or material misrepresentation in connection with the line.
- You do not meet the repayment terms.
- Your action or inaction adversely affects the collateral or our rights to the collateral.

## WE CAN REFUSE TO MAKE ADDITIONAL EXTENSIONS OF CREDIT OR REDUCE YOUR CREDIT LIMIT IF:

- The value of the dwelling securing the line declines significantly below its appraised value for the purposes of the line.
- We reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances.
- You are in default of a material obligation in the agreement.
- Government action prevents us from imposing the annual percentage rate provided for or impairs our security interest such that the value of the interest is less than 120 percent of the credit line.
- A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice.
- The maximum annual percentage rate is reached.

## MINIMUM PAYMENT REQUIREMENTS

You can obtain advances of credit for 10 years (the "draw period"). During the draw period, payments will be due monthly. The total minimum monthly payment for your line will be the minimum revolving credit payment plus payments due under each Fixed Rate Part, amount currently delinquent, any over limit balance, over limit fee, late charges if applicable.

If your payments during the draw period are not sufficient to fully repay your line, you will be required to pay the total outstanding balance in monthly payments in an amount sufficient to fully repay that balance plus interest over a time period not to exceed 20 years (the "repayment period"). After the draw period ends, you will no longer be able to obtain credit advances.

Your minimum monthly payment during the repayment period will equal 1/240 of the balance that was outstanding at the end of the draw period plus the finance charges that have accrued on the remaining balance. However, the monthly payment shall not be less than \$100.

## FIXED RATE PART

During the draw period, you have the option (a "Fixed Rate Part") to repay all or a portion of the balance of your line (minimum \$2,500) at a fixed rate of finance charge in equal monthly payments for a term of 3, 5, 7, 10, 15, or 20 years (term cannot exceed the maturity date of the line). The rate for the Fixed Rate Part will be the sum of a margin plus an index. The index will be the United States Treasury Securities Yield adjusted to a constant maturity of ten (10) years as made available by the Federal Reserve Board and in effect on the 15th day in the calendar month preceding the establishment of the Fixed Rate Part. The fixed rate margin will be determined at the time of loan application.

You may not have more than three Fixed Rate Parts outstanding at any time and you may not exercise this option while default exists on your line. When the Fixed Rate Part is selected or a change is made to consolidate more than one Fixed Rate Part balance, you may be charged a \$100 fee (excludes Texas).

## MINIMUM PAYMENT

If you paid only the minimum monthly payments, assuming the greater of interest only or \$100, and took no other credit advances, it would take 10 years and 4 months to pay off a credit advance of \$10,000 at an ANNUAL PERCENTAGE RATE OF 4.25%. During the draw period, you would make 120 monthly payments of \$100. During the repayment period, you would make 3 payments of \$100 and one payment of \$67.

## Property Insurance:

You must carry insurance on the property that secures this plan.

## FEES AND CHARGES

To open and maintain a line, you must pay the following fees to us:

Annual maintenance fee:	\$80 - waived first year
Cash Advance fee with Comerica Premier Equity Access Card at ATM:	2.00% of advance min. \$2.00 max \$15.00
Application fee:	None
Points:	None

You also must pay certain fees to third parties to open a line. These fees generally total between \$0.00 and \$46,500. Fees vary by market and credit line amount. The following is a general range of such fees:

Title Work:	\$0-\$24,000
Florida Documentation Stamp Fee: <sup>*</sup>	\$0-\$17,500

<sup>\*</sup>Florida Documentation Stamp Fee may be required for loans signed in Florida even when the security is located outside of Florida.

Appraisal:	\$0-\$5,000
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## MINIMUM DRAW

The minimum credit advance you can receive is \$50.

## TAX DEDUCTIBILITY

You should consult a tax advisor regarding the deductibility of interest and charges for your line.

## VARIABLE-RATE INFORMATION

The line has a variable-rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result. The annual percentage rate includes only interest and not other costs. The annual percentage rate is based on the value of an index. The index is the Prime Rate published in *The Wall Street Journal*. To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index. Ask us for the current index value, margin, possible discount or premium, and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we will send you.

## RATE CHANGES

The annual percentage rate can change each month. The maximum ANNUAL PERCENTAGE RATE that can apply is 18.000%. The minimum annual percentage rate that can apply to the line is 3.50%. Except for this "cap" and the minimum, there is no limit on the amount by which the rate can change during any one-year period.

## MAXIMUM-RATE AND PAYMENT EXAMPLE

If you had an outstanding balance of \$10,000 at the beginning of the draw period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18% would be \$150.00 (interest only). This annual percentage rate could be reached during the first month of the draw period. If you had an outstanding balance of \$10,000 at the beginning of the repayment period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18% would be \$154.33.

## HISTORICAL EXAMPLE

The following table shows how the annual percentage rate and the minimum monthly payment of interest only for a single \$10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from January of each year. While only one payment amount per year is shown, payments would have varied during each year.

The following table assumes that no additional credit advances were taken, that only the minimum payments were made each month, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments will change in the future.

	<b>Year</b>	<b>Index (%)</b>	<b>Margin<sup>1</sup> (%)</b>	<b>Annual Percentage Rate (%)</b>	<b>Minimum Monthly Payment (Dollars)</b>
Draw Period	2008	6.00	0.00	6.00	\$100.00
	2009	3.25	0.00	3.25	\$100.00
	2010	3.25	0.00	3.25	\$100.00
	2011	3.25	1.00	4.25	\$100.00
	2012	3.25	1.00	4.25	\$100.00
	2013	3.25	1.25	4.50	\$100.00
	2014	3.25	1.25	4.50	\$100.00
	2015	3.25	1.25	4.50	\$100.00
	2016	3.50	1.25	4.75	\$100.00
	2017	3.75	1.25	5.00	\$100.00
Repayment Period	2018	4.50	1.25	5.75	\$100.00
	2019	5.50	0.75	6.25	\$100.00
	2020	4.75	0.50	5.25	\$100.00
	2021	3.25	1.00	4.25	\$100.00
	2022	3.25	1.00	4.25	\$100.00

<sup>1</sup> This is a margin we have recently used.

## FIXED RATE PART HISTORICAL EXAMPLE

The following table shows how the annual percentage rate for the \$2,500 advance with a term of three years would have changed based on the changes in the index over the past 15 years. The index values are from January of each year.

<b>Years</b>	<b>Index (%)</b>	<b>Margin<sup>1</sup> (%)</b>	<b>Annual Percentage Rate (%)</b>	<b>Payment</b>
2008	3.58	4.00	7.58	\$77.86
2009	2.75	4.00	6.75	\$76.91
2010	3.70	4.00	7.70	\$78.00
2011	3.35	3.50	6.85	\$77.02
2012	1.89	3.75	5.64	\$75.65
2013	1.86	3.00	4.86	\$74.77
2014	2.90	2.25	5.15	\$75.10
2015	1.77	3.00	4.77	\$74.67
2016	2.03	3.00	5.03	\$74.96
2017	2.40	3.71	6.11	\$76.18
2018	2.55	3.71	6.26	\$76.35
2019	2.72	3.09	5.81	\$75.84
2020	1.79	3.09	4.88	\$74.79
2021	1.25	3.09	4.34	\$74.19
2022	1.47	3.09	4.56	\$74.43

<sup>1</sup> This is a margin we have recently used

## HOME EQUITY LINES OF CREDIT INTEREST-ONLY PAYMENT FEATURE - IS IT FOR YOU? WHAT IS AN INTEREST-ONLY PAYMENT FEATURE?

An interest-only payment feature allows you to pay only the interest for a specified number of years. After that, you must repay both the principal and the interest.

### WHEN MIGHT AN INTEREST-ONLY PAYMENT FEATURE BE RIGHT FOR YOU?

Interest-only payments may be risky if you won't be able to afford the higher monthly payments in the future. However, if you have modest current income but are reasonably certain that your income will go up in the future (for example, if you're finishing your degree or training program), interest-only payments may be right for you. Be sure you understand the loan terms and the risk you face. And be realistic about whether you can handle future payment increases. If you're not comfortable with these risks, ask about another loan product.

#### Interest-Only Payment Changes

Your payment amount could increase significantly during the draw period if the annual percentage rate increases to a maximum of 18%. In addition, your monthly payments will increase when your account goes into repayment.

#### Payment Shock

Your payments may go up a lot - as much as double or triple - after the interest-only period or when the payments adjust.

#### Prepayment Penalty

Extra fees may be due if you pay off the line early. Ask us if there is a prepayment penalty.



# THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977

## FAIR LENDING NOTICE FOR FINANCE LENDER

SCHLEGEL  
Loan #: 3030551

Date: NOVEMBER 18, 2022

IT IS ILLEGAL TO DISCRIMINATE IN THE PROVISION OF OR IN THE AVAILABILITY OF FINANCIAL ASSISTANCE BECAUSE OF THE CONSIDERATION OF:

1. TRENDS, CHARACTERISTICS OR CONDITIONS IN THE NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION, UNLESS THE FINANCIAL INSTITUTION CAN DEMONSTRATE IN THE PARTICULAR CASE THAT SUCH CONSIDERATION IS REQUIRED TO AVOID AN UNSAFE AND UNSOUND BUSINESS PRACTICE; OR
2. RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, DOMESTIC PARTNERSHIP, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, OR GENETIC INFORMATION.

IT IS ILLEGAL TO CONSIDER THE RACIAL, ETHNIC, RELIGIOUS, OR NATIONAL ORIGIN COMPOSITION OF A NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION OR WHETHER OR NOT SUCH COMPOSITION IS UNDERGOING CHANGE, OR IS EXPECTED TO UNDERGO CHANGE, IN APPRAISING A HOUSING ACCOMMODATION OR IN DETERMINING WHETHER OR NOT OR UNDER WHAT TERMS AND CONDITIONS, TO PROVIDE FINANCIAL ASSISTANCE.

THESE PROVISIONS GOVERN FINANCIAL ASSISTANCE FOR THE PURPOSE OF THE PURCHASE, CONSTRUCTION, REHABILITATION OR REFINANCING OF ONE TO FOUR UNIT FAMILY RESIDENCES OCCUPIED BY THE OWNER AND FOR THE PURPOSE OF THE HOME IMPROVEMENT OF ANY ONE TO FOUR UNIT FAMILY RESIDENCE.

IF YOU HAVE ANY QUESTIONS ABOUT YOUR RIGHTS, OR IF YOU WISH TO FILE A COMPLAINT, CONTACT THE MANAGEMENT OF THE FINANCIAL INSTITUTION OR:

Division of Financial Institutions  
300 South Spring Street, Suite 15513  
Los Angeles, CA 90013-1204

Division of Financial Institutions  
45 Fremont Street, Suite 1700  
San Francisco, CA 94105-2219

### ACKNOWLEDGMENT OF RECEIPT

I/WE RECEIVED A COPY OF THIS NOTICE.

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- BORROWER - NIKOLAI SCHLEGEL - DATE -

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- BORROWER - STEPHANIE KATHERINE SCHLEGEL - DATE -