



JUNE 22, 2018

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

BOHAN CHEN  
ZHUQING CHENG  
52 SKYTOP ST APT 406  
SAN JOSE, CA 95134

Dear BOHAN CHEN and ZHUQING CHENG,

Thank you for taking time out of your busy day to speak with me about your loan application. I look forward to delivering great service and earning your business.

We realize nobody does high-fives when they hear about document requirements, but we will need some important information to move forward with approving your loan. That's why we've enclosed this Disclosure Package, along with your Uniform Residential Loan Application that is updated with the information you've provided so far.

Here are some important items to look for in your Disclosure Package:

- Uniform Residential Loan Application
- Proof of Identity and Address Information
- Hazard Insurance Information Letter
- Loan Estimate
- Voluntary Escrow Account Payment Form (VPPE)
- Intent to Proceed Form

If there's one thing we aim to be at Pulte Mortgage, it's buttoned up. Our goal is to keep the process moving and avoid unnecessary delays. But we can't do this without your help - so we need you to sign and return these documents within fifteen days.

There also may be some upfront fees that you'll need to pay before we can continue with your application. These fees are typically for a credit report and appraisal. The details are in the enclosed Advance Fee/Application Agreement. Yes, I know that fees aren't thrilling, but the easiest way to pay them is to put your bank routing information in the disclosures and authorize the amount of \$603.14. We don't actually collect this money from your account until after you receive a loan estimate and indicate your intent to proceed with the loan. That way, as soon as it's time to evaluate the value of your house, we can order your appraisal right away. If you don't want to have the money come directly out of your checking account, you can contact me to pay or mail us a paper check once you tell us that you intend to proceed.

The good news is that these fees will be behind you and you won't have to worry about paying them at closing. You will also receive a copy of the appraisal prior to your closing.

Once we receive the disclosure documents, an initial preliminary decision from our underwriters should take about a week. We'll then schedule a call with your loan processor, who will review the package and the conditions, and let you know what documents are required for verified credit approval.

The basic documents you'll need to provide for all borrowers on the loan application are:

- Most recent pay stubs - last 30 days
- Complete bank or investment account statements - most recent 2 months or last quarter
- A copy of your valid photo ID
- Most recent W-2
- Any pension and disability statements



I appreciate your business and will work hard to ensure you're satisfied. If you have any questions, please do not hesitate to contact me directly by phone at (800) 426-8898 EXT. 2665, fax at (303) 493-4665 or email at **DAN.BOYER@PULTE.COM**.

Sincerely,



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**DAN BOYER, NMLS ID: 1316632**  
**LOAN CONSULTANT**



## Disclosure Information Transmittal

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

**DATE: JUNE 22, 2018**

**LENDER NAME: PULTE MORTGAGE LLC**

**BORROWER NAME: BOHAN CHEN**

**CO-BORROWER NAME: ZHUQING CHENG**

**PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035**

Dear Applicant(s):

In connection with your recent mortgage application, the following documents are included in your electronic disclosure package for review. Where indicated, please sign the documents electronically within 15 days of receipt. A signed copy must be received in order to complete the mortgage process.

You are receiving these documents for the following reason: Primary Disclosure Reason is **FIRST DISCLOSURE**

Mortgage Loan Application Introduction Letter  
Disclosure Information Transmittal  
TRID (TILA-RESPA Integrated Disclosure) Disclaimer  
Notice of Privacy  
1003 Uniform Residential Loan Application (Bohan Chen)  
1003 Demographic Information Addendum (Bohan Chen)  
1003 Demographic Information Addendum (Zhuqing Cheng)  
Itemization of Settlement Charges  
Notice of intent to Proceed  
Loan Estimate (Bohan Chen)  
Written List of Providers  
Floating Rate Letter  
Certification and Authorization  
FBI Fraud Warning  
Identity and Address Information Request  
Affiliated Business Arrangement Disclosure Statement: Homeowner's Insurance  
Five Great Reasons to Obtain your Homeowners Insurance with Pulte Insurance Agency, Inc.  
Equal Credit Opportunity Act / Fair Lending Notice  
Notice to the Home Loan Applicant  
Notice Regarding IRS Tax Return Transcript Request (4506-T)  
Agreement for Advance Fees  
Authorization to Pay Advance Fees  
CA Credit Score Notice  
Addendum to Loan Application (Bohan Chen)  
CA Fair Lending Notice  
CA Impound Account Statement  
CA Earthquake Insurance for Condominiums Disclosure  
CA Comparison of Sample Mortgage Features  
CA Title Insurance Disclosure  
Beware of Wire Fraud and Other Cyber Crimes  
New Construction Consumer Disclosure for Voluntary Escrow Account Payment (VPPE)

**PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)**

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Explanation of Mortgage Insurance  
Notice of Required Flood Insurance  
Hazard Insurance Information  
List of Homeownership Counseling Organizations  
Key Facts Every Customer Should Know  
Notice of Intent to Apply for Joint Credit  
Occupancy Statement

The following booklets are enclosed. These booklets contain important information pertaining to your loan transaction and should be reviewed carefully.

- Your Home Loan Toolkit

If you should have any questions regarding these forms, please feel free to call us.

Sincerely,



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**DAN BOYER**, NMLS ID: **1316632**  
**LOAN CONSULTANT**

#### Acknowledgment

By signing below, I/we acknowledge receipt of this disclosure information transmittal and the enclosed documents listed above.

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



## TILA-RESPA Integrated Disclosure Disclaimer

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

Lender: PULTE MORTGAGE LLC

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Within your loan package, there are many different documents which are required under various laws and regulations - and the language of some of these documents are specifically prescribed by such laws.

These documents may reference other documents which were once required under the Federal Truth-in-Lending Act (TILA) or Real Estate Settlement Procedures Act (RESPA), but which have now been replaced by other documents. Due to legal restrictions, we are unable to update some of your documents to refer to these new documents.

However, a list of the old documents and the ones which replace them is provided below. **If one of your documents refers to an older document, please refer to this table to see which document you should refer to instead.**

Old Document	New Document
Good Faith Estimate (GFE)	Loan Estimate (LE)
HUD-1 Settlement Statement (HUD-1 or HUD-1/A)	Closing Disclosure (CD)
Settlement Costs Booklet	Your home loan toolkit
Truth-in-Lending Disclosure (TIL)	Loan Estimate (LE) Closing Disclosure (CD)



# NOTICE OF PRIVACY

**Date:** JUNE 22, 2018

**Loan #:** 68-157530A

**Applicant(s):**

BOHAN CHEN

ZHUQING CHENG

**Property Address:** 1495 CHERRY CIRCLE, MILPITAS, CA 95035

**Lender/Broker:** PULTE MORTGAGE LLC

## Your Privacy Is Important to Us

**PULTE MORTGAGE LLC** ("Lender") respects your privacy and is committed to treating information about you responsibly. Lender understands the need to safeguard sensitive information that you have provided and appreciates that you expect privacy and security for your personal and financial affairs. Lender attempts to minimize the information it collects to that which it reasonably believes is necessary in processing or administering a mortgage or home equity loan or providing products, services and other opportunities that may be of interest to you.

## Information Collected by Lender

Personal and financial data that you submit to Lender as part of the mortgage application and/or servicing process is segregated and used solely for the purposes of providing mortgage or related financial products or services. To the fullest extent practicable, only those Lender employees who need to know information about you to provide products or services to you will have access to that information. Personal and financial data will not be disclosed by Lender, except as described in the following paragraphs.

When you submit a loan application to Lender, you should know that as part of processing your application and/or servicing your loan, Lender collects personal and financial information about you from the following sources:

- Information it receives from you on applications or other related forms
- Information about your transactions with Lender, Lender's affiliates or others
- Information Lender receives from consumer reporting agencies. This additional information is needed as part of the mortgage process.

Lender recognizes the sensitivity of the above information and, as such, will not share personal and financial information with its affiliates (an "affiliate" is a company that Lender owns or controls, or that is commonly owned or controlled by Lender's parent holding company), except as permitted by you, or as necessary to complete the mortgage lending process. Lender's affiliates include financial service providers, such as title insurance agencies, and non-financial companies, such as PulteGroup homebuilders.


Lender will not share your personal and financial information with non-affiliated companies or third parties, except as permitted by you, or as necessary to complete the mortgage lending process. Lender may disclose personal information about you to other financial institutions with whom Lender may have joint marketing agreements, but Lender will not share income or asset information with those financial institutions.

Lender may also share personal and financial information about you (as described above) with either affiliates or non-affiliates as otherwise permitted by law. Such instances could include (but are not limited to) reports filed with certain government agencies or documents produced in response to a court order or subpoena.

Lender maintains physical, electronic, and procedural safeguards to comply with federal standards to safeguard personal and financial information about you.

Lender has established procedures designed to ensure that personal information about you is as accurate and complete as possible, in accordance with reasonable commercial standards. If you believe that any information about you is inaccurate or incomplete, please notify Lender. Lender will take commercially reasonable steps to investigate your concerns and correct inaccurate information in a timely manner.

**PULTE MORTGAGE LLC** (NMLS #: 1791) | **DAN BOYER** (License #: CA-DBO1316632, NMLS #: 1316632)

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**Former Customers**

After you are no longer an active PulteGroup or Lender customer, PulteGroup and/or Lender will continue to treat information you have provided as if you were still a customer.

**Cookies**

Lender's website, [www.pultemortgage.com](http://www.pultemortgage.com), uses cookies to better serve you. In order for Lender to consistently and securely identify you during your session we require cookies to be enabled for our site. The cookie is cleared after your session expires automatically, as well as allowing you to 'Sign Out' to remove the cookie yourself.

**JavaScript**

Lender's website, [www.pultemortgage.com](http://www.pultemortgage.com), uses JavaScript to serve your needs. To provide you with a more pleasant, efficient, and accurate user experience, we require that JavaScript be enabled while accessing our site. Without enabling JavaScript, our site will not view correctly.

**Questions**

If you have any questions or comments regarding this Privacy Policy please feel free to contact:

Pulte Mortgage LLC Privacy Officer  
**Pulte Mortgage LLC**  
7390 S Iola Street  
Englewood, Colorado 80112  
[privacy@pulte.com](mailto:privacy@pulte.com)  
(877) 295-0952



# 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>			
Mortgage Applied for:	<input type="checkbox"/> VA <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Other: (explain)	Agency Case Number	Lender Case Number
	<input type="checkbox"/> FHA <input type="checkbox"/> USDA/Rural Housing Service		<b>68-157530A</b>
Amount	Interest Rate	No. of Months	Amortization Type:
<b>\$679,650.00</b>	<b>5.125%</b>	<b>360</b>	<input checked="" type="checkbox"/> Fixed Rate <input type="checkbox"/> Other (explain): <input type="checkbox"/> GPM <input type="checkbox"/> ARM (type):
<b>II. PROPERTY INFORMATION AND PURPOSE OF LOAN</b>			
Subject Property Address (street, city, state & ZIP)			No. of Units
<b>1495 CHERRY CIRCLE, MILPITAS, CA 95035</b>			<b>1</b>
Legal Description of Subject Property (attach description if necessary)			Year Built
			<b>2018</b>
Purpose of Loan	<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Construction <input type="checkbox"/> Other (explain): <input type="checkbox"/> Refinance <input type="checkbox"/> Construction-Permanent	Property will be:	
		<input 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	Amount Existing Liens	(a) Present Value of Lot
	\$	\$	\$
<b>Complete this line if this is a refinance loan.</b>			
Year Acquired	Original Cost	Amount Existing Liens	Purpose of Refinance
	\$	\$	
Title will be held in what Name(s)		Manner in which Title will be held	Estate will be held in:
<b>BOHAN CHEN, ZHUQING CHENG</b>		<b>JOINT TENANTS</b>	<input checked="" type="checkbox"/> Fee Simple
Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)		<input type="checkbox"/> Leasehold (show expiration date)	

Borrower		III. BORROWER INFORMATION		Co-Borrower	
Borrower's Name (include Jr. or Sr. if applicable)		Co-Borrower's Name (include Jr. or Sr. if applicable)			
<b>BOHAN CHEN</b>		<b>ZHUQING CHENG</b>			
Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School	Social Security Number	Home Phone (incl. area code)
<b>819-60-7043</b>	<b>(315) 560-4585</b>	<b>09/02/1991</b>		<b>232-91-0106</b>	<b>(315) 708-8952</b>
<input checked="" type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)		Dependents (not listed by Co-Borrower)		<input checked="" type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)	
		no. <b>0</b> ages <b>N/A</b>		no. <b>0</b> ages <b>N/A</b>	
Present Address (street, city, state, ZIP)		<input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent .13 No. Yrs.		Present Address (street, city, state, ZIP)	
<b>52 SKYTOP ST APT 406, SAN JOSE, CA 95134</b>				<b>52 SKYTOP ST APT 406, SAN JOSE, CA 95134</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)	<input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent 1 No. Yrs.	Former Address (street, city, state, ZIP)	<input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent 1.91 No. Yrs.
<b>500 MANSION CT. SANTA CLARA, CA 95054</b>		<b>346 INAUGURATION RD. DRAPER, UT 84020</b>	

Borrower		IV. EMPLOYMENT INFORMATION		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job	Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job
<b>CISCO SYSTEMS, INC. (10157)</b>		<b>1.03</b>	<b>LEAP.AI</b>		<b>.29</b>
<b>725 ALDER DRIVE</b>		Yrs. employed in this line of work/profession	<b>1230 OAKMEAD PKWY #204</b>		Yrs. employed in this line of work/profession
<b>MILPITAS, CA 95035</b>		<b>1</b>	<b>SUNNYVALE, CA 94085</b>		
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)		
<b>SOFTWARE ENGINEER / TECHNOLOGY</b>		<b>ENGINEER / TECHNOLOGY</b>			

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

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)

Uniform Residential Loan Application  
Freddie Mac Form 65 7/05 (rev. 6/09)

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Fannie Mae Form 1003 rd20180620  
7/05 (rev. 6/09)

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Borrower		IV. EMPLOYMENT INFORMATION (cont'd)		Co-Borrower	
Name & Address of Employer <input type="checkbox"/> Self Employed <b>CARNEGIE MELLON</b>		Dates (from-to) <b>09/01/2015 12/15/2017</b>	Name & Address of Employer <input type="checkbox"/> Self Employed <b>DELL / EMC</b> <b>11747 S LONE PEAK PKWY</b> <b>DRAPER, UT 84020</b>		Dates (from-to) <b>06/01/2015 03/01/2018</b>
		Monthly Income			Monthly Income
Position/Title/Type of Business <b>STUDENT /</b>		Business Phone (incl. area code)		Position/Title/Type of Business <b>ENGINEER / TECHNOLOGY</b>	
				Business Phone (incl. area code) <b>(801) 523-6152</b>	
Name & Address of Employer <input type="checkbox"/> Self Employed <b>SYRACUSE UNIVERSITY</b>		Dates (from-to) <b>09/01/2010 05/01/2014</b>	Name & Address of Employer <input type="checkbox"/> Self Employed		Dates (from-to)
		Monthly Income			Monthly Income
Position/Title/Type of Business <b>STUDENT</b>		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*	\$9,397.00	\$9,250.00	\$18,647.00	Rent	\$2,400.00	\$3,700.61
Overtime	\$0.00	\$0.00	\$0.00	First Mortgage (P&I)	\$0.00	\$0.00
Bonuses	\$0.00	\$0.00	\$0.00	Other Financing (P&I)	\$0.00	\$0.00
Commissions	\$0.00	\$0.00	\$0.00	Hazard Insurance	\$0.00	\$70.84
Dividends/Interest	\$0.00	\$0.00	\$0.00	Real Estate Taxes	\$0.00	\$910.02
Net Rental Income	\$377.00	\$0.00	\$377.00	Mortgage Insurance	\$0.00	\$0.00
Other (before completing, see the notice in "describe other income," below)	\$0.00	\$0.00	\$0.00	Homeowner Assn. Dues	\$0.00	\$0.00
				Other:	\$0.00	\$0.00
<b>Total</b>	<b>\$9,774.00</b>	<b>\$9,250.00</b>	<b>\$19,024.00</b>	<b>Total</b>	<b>\$2,400.00</b>	<b>\$4,681.47</b>

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

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

B/C	Monthly Amount

#### VI. ASSETS AND LIABILITIES

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

Completed ☐ Jointly ☒ Not Jointly

ASSETS		Cash or Market Value	LIABILITIES		Monthly Payment & Months Left to Pay	Unpaid Balance
Description			Liabilities and Pledged Assets. List the creditor's name, address, and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.			
Cash Deposit toward purchase held by: <b>PULTE HOMES (\$20,000.00 EXCLUDED)</b>		\$0.00	Name and address of Company <b>CHASE CARD</b>		\$ Payment/Months <b>\$87.00 / 59</b>	\$5,098.00
List checking and savings accounts below			Acct. no. <b>4147202262258260</b>			
Name and address of Bank, S&L, or Credit Union <b>HSBC</b>			Name and address of Company <b>SYNCB/TJX COS DC</b>		\$ Payment/Months <b>\$35.00 / 6</b>	\$210.00
Acct. no. <b>286062542</b>		\$89,997.00	Acct. no. <b>5243661610244639</b>			
Name and address of Bank, S&L, or Credit Union <b>JPMORGAN CHASE</b>			Name and address of Company <b>CHASE CARD</b>		\$ Payment/Months <b>\$25.00 / 9</b>	\$221.00
Acct. no. <b>911720498</b>		\$17,798.00	Acct. no. <b>4147202204259806</b>			
Name and address of Bank, S&L, or Credit Union						
Acct. no.						

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)

Uniform Residential Loan Application  
Freddie Mac Form 65 7/05 (rev. 6/09)

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

Name and address of Bank, S&L, or Credit Union		Name and address of Company <b>CHASE CARD</b>	\$ Payment/Months <b>\$25.00 / 5</b>	<b>\$123.00</b>
Acct. no.		Acct. no. <b>4266841293318513</b>		
Stocks & Bonds (Company name/ number & description)		Name and address of Company <b>TECHNOLOGY CREDIT UNIO</b>	\$ Payment/Months <b>\$366.00 / 64</b>	<b>\$23,340.00</b>
		Acct. no. <b>10671540040</b>		
		Name and address of Company	\$ Payment/Months /	
Life insurance net cash value				
Face amount:		Acct. no.		
<b>Subtotal Liquid Assets</b>		<b>\$204,795.00</b>		
Real estate owned (enter market value from schedule of real estate owned)		<b>\$542,252.00</b>		
Vested interest in retirement fund				
Net worth of business(es) owned (attach financial statement)		Acct. no.		
Automobiles owned (make and year)		Alimony/Child Support/Separate Maintenance Payments Owed to:		
		Job-Related Expense (child care, union dues, etc.)		
Other Assets (itemize)		<b>Total Monthly Payments</b>	<b>\$538.00</b>	
<b>Total Assets a.</b>		<b>\$747,047.00</b>	<b>Net Worth (a minus b) &gt;&gt;</b>	<b>\$718,055.00</b>
			<b>Total Liabilities b.</b>	<b>\$28,992.00</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
1032 E 400 S APT 510B SALT LAKE CITY,UT 84102	R	SFR	\$173,740.00	\$0.00	\$1,100.00	\$0.00	\$250.00	\$575.00
346 INAUGURATION RD DRAPER, UT 84020	R	SFR	\$368,512.00	\$162,590.00	\$1,000.00	\$948.00	\$0.00	\$-198.00
		Totals	\$542,252.00	\$162,590.00	\$2,100.00	\$948.00	\$250.00	\$377.00

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

Alternate Name

Creditor Name

Account Number

VII. DETAILS OF TRANSACTION		VIII. DECLARATIONS				
a. Purchase price	\$870,000.00	<b>If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.</b> 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 Lender, FHA or VA case number, if any, and reasons for the action.)	Borrower		Co-Borrower	
b. Alterations, improvements, repairs	\$0.00		Yes	No	Yes	No
c. Land (if acquired separately)	\$0.00		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Refinance (incl. debts to be paid off)	\$0.00		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Estimated prepaid items	\$4,049.73		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Estimated closing costs	\$12,709.38		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. PMI, MIP, Funding Fee	\$0.00		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Discount (if Borrower will pay)	\$-2,548.69					
i. Total cost(s) (add items a through h)	\$884,210.42					

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VII. DETAILS OF TRANSACTION		VIII. DECLARATIONS					
j. Subordinate financing	\$0.00	<b>If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.</b> f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? <b>If "Yes" give details as described in the preceding question.</b> g. Are you obligated to pay alimony, child support, or separate maintenance? h. Is any part of the down payment borrowed? i. Are you a co-maker or endorser on a note? ----- j. Are you a U.S. citizen? k. Are you a permanent resident alien?		<b>Borrower</b> Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>		<b>Co-Borrower</b> Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
k. Borrower's closing costs paid by Seller	\$6,744.95			<input type="checkbox"/> <input checked="" type="checkbox"/>		<input type="checkbox"/> <input checked="" type="checkbox"/>	
l. Other Credits (explain) <b>CASH DEPOSIT</b>	\$20,000.00			<input type="checkbox"/> <input checked="" type="checkbox"/>		<input type="checkbox"/> <input checked="" type="checkbox"/>	
m. Loan amount (exclude PMI, MIP, Funding Fee financed)	\$679,650.00			<input type="checkbox"/> <input checked="" type="checkbox"/>		<input type="checkbox"/> <input checked="" type="checkbox"/>	
n. PMI, MIP, Funding Fee financed	\$0.00			<input type="checkbox"/> <input checked="" type="checkbox"/>		<input type="checkbox"/> <input checked="" type="checkbox"/>	
o. Loan amount (add m & n)	\$679,650.00			<input checked="" type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> <input type="checkbox"/>	
p. Cash from/to Borrower (subtract j, k, l, & o from i)	\$177,815.47	<b>l. Do you intend to occupy the property as your primary residence?</b> If "Yes," complete question m below. 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 checked="" type="checkbox"/> <input type="checkbox"/>	
				_____ PR _____ S			

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

Loan Originator's Signature <i>Dan Boyer</i>		Date 06/22/2018
Loan Originator's Name (print or type) <b>DAN BOYER</b>	Loan Originator Identifier <b>CA-DBO1316632</b> NMLS: 1316632	Loan Originator's Phone Number (including area code) <b>(800) 426-8898 EXT. 2665</b>
Loan Origination Company's Name <b>PULTE MORTGAGE LLC</b>	Loan Origination Company Identifier <b>4130135</b> NMLS: 1791	Loan Origination Company's Address <b>7390 SOUTH IOLA, ENGLEWOOD, CO 80112</b>

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DBO1316632, NMLS #: 1316632)

Uniform Residential Loan Application  
Freddie Mac Form 65 7/05 (rev. 6/09)

4193.713

Fannie Mae Form 1003 rd20180620  
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## 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:  
**BOHAN CHEN**

Co-Borrower:  
**ZHUQING CHENG**

Agency Case Number:

Lender Case Number:  
**68-157530A**

**Borrower****III. BORROWER INFORMATION (cont'd)****Co-Borrower**

Former Address (street, city, state, ZIP) ☒ Own ☐ Rent . **3** No. Yrs.  
**346 INAUGURATION RD**  
**DRAPER, UT 84020**

Former Address (street, city, state, ZIP) ☐ Own ☒ Rent . **67** No. Yrs.  
**5559 HOBART ST**  
**PITTSBURGH, PA 15213**

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

<b>ASSETS</b>		<b>Cash or Market Value</b>
Description		
<i>List checking and savings accounts below</i>		
<b>Co-Borrower</b>		
Name and address of Bank, S&L, or Credit Union		
<b>JPMORGAN CHASE</b>		
Acct. no.		<b>\$77,000.00</b>
Name and address of Bank, S&L, or Credit Union		
<b>JPMORGAN CHASE</b>		
Acct. no.		<b>\$20,000.00</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

Date

Co-Borrower's Signature

Date

**X**

**X**

**PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)**

Uniform Residential Loan Application  
Freddie Mac Form 65 7/05 (rev. 6/09)

4193.713

Fannie Mae Form 1003 7/05 (rev. 6/09) **rd20180620**



**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

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DBO1316632, NMLS #: 1316632)

**Borrower Name:** BOHAN CHEN

Uniform Residential Loan Application  
Freddie Mac Form 65 • Fannie Mae Form 1003  
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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

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DBO1316632, NMLS #: 1316632)

**Borrower Name: ZHUQING CHENG**

Uniform Residential Loan Application  
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## Itemization of Settlement Charges

This itemization of settlement charges is provided solely for your information to: (1) itemize the expected charges that the Seller may pay at the time of closing in connection with your loan; (2) reflect any fees that you have paid up front; and (3) to disclose any aggregate adjustment that may be applied at closing. Lender reserves the right to recalculate such payments at closing. The Seller contribution is subject to change. You are receiving this document for the following reason: Primary Disclosure Reason is **FIRST DISCLOSURE**

Please refer to your Loan Estimate for further details.

LENDER / BROKER: **PULTE MORTGAGE LLC**  
7390 SOUTH IOLA, ENGLEWOOD, CO 80112  
(800) 426-8898 EXT. 2665

DATE: JUNE 22, 2018

APPLICANT: **BOHAN CHEN**  
**ZHUQING CHENG**

PROPERTY ADDRESS: **1495 CHERRY CIRCLE**  
**MILPITAS, CA 95035**

Sales Price:	\$870,000.00	Interest Rate:	5.125%
Loan Amount:	\$679,650.00	Product Code:	CFD - 30 YEAR FIXED RATE
Earnest Money Deposit:	\$20,000.00	Product Type:	Conventional Fixed
Seller Paid Closing Costs and Credits:	\$6,745.00	Term:	30 Years

### Transaction Summary

Estimated Cash to Close from Loan Estimate:	\$177,816.00
Escrow Aggregate:	\$-0.13
Upfront Fees and Misc. Credits:	\$0.00
Estimated Cash to Close (Borrower):	\$177,815.87

### Estimated Monthly Payment

Principal and Interest:	\$3,700.61
Homeowner's Insurance Escrow:	\$70.84
Mortgage Insurance Escrow:	\$0.00
Property Taxes Escrow:	\$910.02
Other:	\$0.00
Total Monthly Mortgage Payment:	\$4,681.47

Monthly HOA Dues:	\$0.00
Combined Monthly Housing Expense:	\$4,681.47

The Estimated Monthly Payment appearing above may vary slightly from the Projected Payments table on Page 1 of your Loan Estimate. The amounts for Mortgage Insurance, Estimated Escrow and the Estimated Total Monthly Payment on your Loan Estimate reflect amounts which are rounded as required by CFR §1026.37.



Closing Cost Details					
Loan Costs	Borrower	Seller	Lender	3rd Party	Total
<b>A. Origination Charges (See Section A and J of the Loan Estimate)</b>	\$0.00	\$1,511.95	\$0.00	\$0.00	\$1,511.95
MERS FEE *		\$11.95			\$11.95
PROCESSING FEE *		\$795.00			\$795.00
UNDERWRITING FEE *		\$705.00			\$705.00
<b>B. Services You Cannot Shop For</b>	\$0.00	\$894.14	\$0.00	\$0.00	\$894.14
APPRAISAL FEE		\$515.00			\$515.00
CREDIT REPORT FEE		\$88.14			\$88.14
FINAL INSPECTION FEE		\$125.00			\$125.00
FLOOD CERTIFICATION FEE *		\$13.00			\$13.00
REVIEW APPRAISAL		\$85.00			\$85.00
TAX SERVICE CONTRACT *		\$49.00			\$49.00
TAX SERVICE CONTRACT SETUP *		\$19.00			\$19.00
<b>C. Services You Can Shop For</b>	\$2,053.00	\$2,215.00	\$0.00	\$0.00	\$4,268.00
TITLE - DOCUMENT PREPARATION		\$75.00			\$75.00
TITLE - LENDER'S TITLE AGENT	\$1,806.64				\$1,806.64
TITLE - LENDER'S TITLE UW	\$246.36				\$246.36
TITLE - NOTARY FEE *		\$175.00			\$175.00
TITLE - SETTLEMENT/CLOSING FEE *		\$1,800.00			\$1,800.00
TITLE - TITLE COURIER FEE *		\$150.00			\$150.00
TITLE - WIRE FEE *		\$15.00			\$15.00
<b>D. Total Loan Costs (A+B+C)</b>	\$2,053.00	\$4,621.09	\$0.00	\$0.00	\$6,674.09
Closing Cost Details					
Other Costs	Borrower	Seller	Lender	3rd Party	Total
<b>E. Taxes &amp; Other Government Fees</b>	\$706.00	\$501.55	\$0.00	\$0.00	\$1,207.55
RECORDING FEE MORTGAGE		\$250.00			\$250.00
TAX TRANSFER FEE	\$706.00	\$251.55			\$957.55
<b>F. Prepays</b>	\$850.00	\$1,622.31	\$0.00	\$0.00	\$2,472.31
HAZARD INSURANCE PREMIUM +	\$850.00				\$850.00
PREPAID INTEREST + *		\$1,622.31			\$1,622.31
<b>G. Initial Escrow Payment At Closing (See Section G of the Loan Estimate plus the Escrow Aggregate credit)</b>	\$1,577.42	\$0.00	\$0.00	\$0.00	\$1,577.42
Homeowner's Insurance \$70.84 per month for 3 mo. +	\$212.52				\$212.52
Mortgage Insurance \$0.00 per month for 0 mo. +					
Property Taxes \$455.01 per month for 3 mo. +	\$1,365.03				\$1,365.03
Escrow Aggregate (The Escrow Aggregate represents the reduction of the initial escrow deposit estimate to meet escrow balance guidelines at closing and is not included on the Loan Estimate) +	\$-0.13				\$-0.13





H. Other	\$4,827.74	\$0.00	\$0.00	\$0.00	\$4,827.74
TAX PRORATION TO SELLER	\$5,037.74				\$5,037.74
TITLE - OWNER'S TITLE AGT. (OPTIONAL)	\$-184.80				\$-184.80
TITLE - OWNER'S TITLE UW (OPTIONAL)	\$-25.20				\$-25.20
I. Total Other Costs (E+F+G+H)	\$7,961.16	\$2,123.86	\$0.00	\$0.00	\$10,085.02
J. Total Closing Costs	\$7,465.47	\$6,744.95	\$0.00	\$0.00	\$14,210.42
Closing Costs Subtotals (D + I)	\$10,014.16	\$6,744.95	\$0.00	\$0.00	\$16,759.11
Lender Credits	\$-2,548.69				\$-2,548.69

^ Your credit or charge (points) for the specific interest rate chosen may change at any time until you lock the interest rate or if the terms of your loan change.

+ Pre-Paid Items

\* Items included in APR calculation.

The following fees are refundable under the following terms and conditions:

**Appraisal Fee:** The amount paid prior to closing will be applied towards the total cost of the appraisal, which may exceed the amount collected prior to closing. The amount paid up-front is refundable only if the loan is denied or withdrawn prior to the Lender ordering the appraisal.

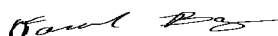
**Credit Report Fee:** The amount paid prior to closing will be applied towards the total cost of the credit report, which may exceed the amount collected prior to closing. The amount paid up-front is refundable only if the loan is denied or withdrawn prior the Lender ordering the credit report.

**Rate Lock Fee:** This fee may be refunded if the loan application is declined by the Lender or if the loan is closed pursuant to the terms and conditions of the Financing Agreement.

All other fees are nonrefundable. Nonrefundable fees are subject to applicable limitations of state and/or federal law.

The amounts for the Lender's Title Policy and Owner's Title Policy premiums appearing above reflect the estimate of the actual premiums being charged. However, federal rules require that the Lender disclose in the Loan Estimate and Closing Disclosure, the single-issue Lender's Title Policy premium and the incremental amount for the Owner's Title Policy assuming a simultaneous issue rate. As a result, the actual charge for the Lender's Title Policy may be lower than what appeared in the Loan Estimate and Closing Disclosure and the Owner's Title Policy may be higher.

This Itemization of Settlement Charges is provided for your information based on the expected charges at settlement in connection with your loan. Please refer to your Loan Estimate for further details.



**DAN BOYER**

Mortgage Loan Originator

NMLS Unique ID #: **1316632**



By signing below, the undersigned acknowledges receipt of the Itemization of Settlement Charges.

---

- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



## NOTICE OF INTENT TO PROCEED

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

DATE: JUNE 22, 2018

BORROWER NAME: BOHAN CHEN

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

You have applied for a mortgage loan covered by the Truth-in Lending Act (TILA) and the Real Estate Settlement Procedures Act (RESPA). In accordance with these acts, **PULTE MORTGAGE LLC** has provided you with a Loan Estimate.

By signing below, you are confirming that you have received a Loan Estimate and that you, hereby, express intent to proceed with the processing of your loan application.

Signing this document does NOT obligate or bind you to obtain a mortgage through **PULTE MORTGAGE LLC** or to accept specific loan terms, nor is it a loan commitment or approval.

Additionally, the interest rate in the Loan Estimate is NOT locked unless otherwise disclosed on a separate Finance Agreement form.

If you intend to proceed, please sign this form.

---

- BORROWER - BOHAN CHEN - DATE -

---

- BORROWER - ZHUQING CHENG - DATE -



## Loan Estimate

**DATE ISSUED** 06/22/2018  
**APPLICANTS** BOHAN CHEN and ZHUQING CHENG  
52 SKYTOP ST APT 406  
SAN JOSE, CA 95134  
**PROPERTY** 1495 CHERRY CIRCLE  
MILPITAS, CA 95035  
**SALE PRICE** \$870,000

**LOAN TERM** 30 years  
**PURPOSE** Purchase  
**PRODUCT** FIXED RATE  
**LOAN TYPE** ☒ Conventional ☐ FHA ☐ VA ☐ \_\_\_\_\_  
**LOAN ID#** 68-157530A  
**RATE LOCK** ☒ NO ☐ YES, until  
Before closing, your interest rate, points, and lender credits can  
change unless you lock the interest rate. All other estimated  
closing costs expire on **07/05/2018 5:00PM MT**

Loan Terms		Can this amount increase after closing?
Loan Amount	\$679,650	NO
Interest Rate	5.125%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,700.61	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$3,700.61	
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	981
Estimated Total Monthly Payment	\$4,682	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$981 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> <b>In escrow?</b> YES YES

Costs at Closing		
Estimated Closing Costs	\$14,211	Includes \$6,674 in Loan Costs + \$10,086 in Other Costs - \$2,549 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$177,816	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

<b>B. Services You Cannot Shop For</b>	<b>\$894</b>
APPRAISAL FEE	\$515
CREDIT REPORT FEE	\$88
FINAL INSPECTION FEE	\$125
FLOOD CERTIFICATION FEE	\$13
REVIEW APPRAISAL	\$85
TAX SERVICE CONTRACT	\$49
TAX SERVICE CONTRACT SETUP	\$19

<b>C. Services You Can Shop For</b>	<b>\$4,268</b>
TITLE – DOCUMENT PREPARATION	\$75
TITLE – LENDER'S TITLE AGENT	\$1,807
TITLE – LENDER'S TITLE UW	\$246
TITLE – NOTARY FEE	\$175
TITLE – SETTLEMENT/CLOSING FEE	\$1,800
TITLE – TITLE COURIER FEE	\$150
TITLE – WIRE FEE	\$15

<b>G. Initial Escrow Payment at Closing</b>	<b>\$1,578</b>
---	----------------

H. Other	\$4,828
----------	---------

<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$10,086</b>
---	-----------------

<b>J. TOTAL CLOSING COSTS</b>	<b>\$14,211</b>
-------------------------------	-----------------

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Additional Information About This Loan

LENDER  
NMLS / \_\_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS / \_\_\_\_ LICENSE ID  
EMAIL  
PHONE

PULTE MORTGAGE LLC  
1791  
DAN BOYER  
1316632  
DAN.BOYER@PULTE.COM  
(800) 426-8898 EXT. 2665

MORTGAGE BROKER  
NMLS / \_\_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS / \_\_\_\_ LICENSE ID  
EMAIL  
PHONE

Comparisons		Use these measures to compare this loan with other loans.
In 5 Years	\$230,333	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$54,438	Principal you will have paid off.
Annual Percentage Rate (APR)	5.104%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	96.015%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

You may receive a revised Loan Estimate at any time prior to 60 days before consummation.

Appraisal	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.
Assumption	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than 15 days late, we will charge a late fee of 5% of the overdue monthly principal and interest payment.
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> to transfer servicing of your loan.

## Additional Details for Services You Can Shop For

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

### Service Provider List

You can select these providers or shop for your own providers.

Service	Provider We Identified	Contact Information
TITLE INSURER	CHICAGO TITLE INSURANCE CO	PO BOX 45023 JACKSONVILLE, FL 32232  (877) 862-9111
TITLE AGENT	CHICAGO TITLE INSURANCE COMPANY	3825 HOPYARD ROAD STE 285 PLEASANTON, CA 94588  (925) 251-0167

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)

APPLICANTS: BOHAN CHEN and ZHUQING CHENG  
19204.50

DATE ISSUED: 06/22/2018  
Page 1 of 1

LOAN ID # 68-157530A



DT0-394-606

## FLOATING RATE LETTER

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

DATE: JUNE 22, 2018

BORROWER NAME: BOHAN CHEN ("Applicant")

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035 ("Property")

Loan Type: CFD - 30 YEAR FIXED RATE ("Loan Type")

Loan Term: 360 months ("Term")

Loan Amount: \$679,650.00 ("Amount")

Dear Loan Applicant:

**PULTE MORTGAGE LLC** ("Lender") hereby acknowledges receipt of your application for the mortgage loan specified above ("Loan") to be secured by the Property.

APPLICANT ACKNOWLEDGES THAT THE INTEREST RATE AND DISCOUNT POINTS (OR DISCOUNT CREDIT) ARE FLOATING AND **SUBJECT TO CHANGE** UNTIL SUCH TIME AS THE APPLICANT LOCKS THE LOAN.

APPLICANT MAY REQUEST TO LOCK THE LOAN'S INTEREST RATE AND DISCOUNT POINTS (OR DISCOUNT CREDIT) BY CONTACTING THE LOAN CONSULTANT WHO IS HANDLING THE LOAN APPLICATION, SUBJECT TO THE LENDER'S LOCK-IN RATES, PRICING AND POLICIES IN EFFECT ON THAT DATE. APPLICANT MUST EXECUTE A LOCK-IN AGREEMENT IN ORDER TO LOCK THE LOAN.

Loans must be locked no later than fourteen (14) calendar days prior to the closing of the Loan. If Applicant has not established pricing for the loan by this date, the Lender will establish pricing, at par rate, fourteen (14) calendar days prior to the scheduled closing date of the loan.

It is the Applicant's sole responsibility to monitor the Lender's interest rates and pricing in order to determine when to lock the interest rate and discount points (or discount credit) for the Loan. The Lender is not responsible for notifying the Applicant of any changes to pricing that may occur.

Lender does not guarantee the availability or the characteristics of the Loan.

No representative of the Lender, nor any other party, is authorized to vary the written terms of this Letter by oral representations or statements and Applicant should not rely on any oral representation or statement if such representation or statement varies from the written terms of the Letter.

This Letter does not constitute a commitment by the Lender to fund the Loan or an approval of Applicant's Loan application.






The terms and conditions of this Letter shall remain in force and effect until the earlier of (i) a written rate-lock agreement between Applicant and the Lender as to the pricing for the Loan, including interest rate and discount points (or discount credit), (ii) the Loan is disbursed, (iii) the Loan application is declined by the Lender, or (iv) Applicant withdraws the application.

Sincerely,

**PULTE MORTGAGE LLC**

BY:   
\_\_\_\_\_  
**DAN BOYER      NMLS: 1316632**

The undersigned Applicant(s) hereby acknowledge that they have received and read a copy of this Letter, and agree to its contents.

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -



# Borrower's Certification & Authorization

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

## Certification

In this document, "I," "me," and other first person pronouns refer to the borrower(s), whether singularly or collectively, who applied for the loan referenced above. I, the undersigned, hereby certify the following:

1. I have applied for a mortgage loan from **PULTE MORTGAGE LLC**. In applying for the loan, I have completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I certify that all of the information is true and complete. I made no misrepresentations in the loan application or other documents, nor did I omit any pertinent information.
2. I understand that most loans require a full review of information provided on the application, including possible verification of the information. I agree that if my loan program does not require full documentation, **PULTE MORTGAGE LLC** reserves the right to change the mortgage loan review process to a full documentation review. This may include verifying the information provided on the application with any employer and/or any financial institution.
3. I fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for a mortgage, as applicable under the provisions of 18 USCA §1014.
4. I provided a verbal and/or written authorization to order a consumer credit report and verify other credit related information in connection with my loan application, including but not limited to any mortgage or landlord reference and any other source of credit as determined by **PULTE MORTGAGE LLC**.
5. I further authorize **PULTE MORTGAGE LLC** to order a consumer credit report and verify other credit related information in connection with my loan application, including but not limited to any mortgage or landlord reference and any other source of credit as determined by **PULTE MORTGAGE LLC**. I understand that the purpose for this order is for **PULTE MORTGAGE LLC** to determine my eligibility and creditworthiness for the loan being applied for, as well as for other legitimate purposes associated with my account.

## Authorization to Release Information

To Whom It May Concern:

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

## Execution

By signing below, I hereby certify and authorize (as applicable) the foregoing items of information.

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -



MORTGAGE FRAUD IS  
INVESTIGATED BY THE FBI



Mortgage Fraud is investigated by the Federal Bureau of Investigation and is punishable by up to 30 years in federal prison or \$1,000,000 fine, or both. It is illegal for a person to make any false statement regarding income, assets, debt, or matters of identification, or to willfully overvalue any land or property, in a loan and credit application for the purpose of influencing in any way the action of a financial institution.

*Some of the applicable Federal criminal statutes which may be charged in connection with Mortgage Fraud include:*

- 18 U.S.C. § 1001 - Statements or entries generally
- 18 U.S.C. § 1010 - HUD and Federal Housing Administration Transactions
- 18 U.S.C. § 1014 - Loan and credit applications generally
- 18 U.S.C. § 1028 - Fraud and related activity in connection with identification documents
- 18 U.S.C. § 1341 - Frauds and swindles by Mail
- 18 U.S.C. § 1342 - Fictitious name or address
- 18 U.S.C. § 1343 - Fraud by wire
- 18 U.S.C. § 1344 - Bank Fraud
- 42 U.S.C. § 408(a) - False Social Security Number

*Unauthorized use of the FBI seal, name, and initials is subject to prosecution under Sections 701, 709, and 712 of Title 18 of the United States Code. This advisement may not be changed or altered without the specific written consent of the Federal Bureau of Investigation, and is not an endorsement of any product or service.*

- BORROWER - BOHAN CHEN - DATE -

- BORROWER - ZHUQING CHENG - DATE -



## IDENTITY AND ADDRESS INFORMATION REQUEST

DATE: JUNE 22, 2018

BORROWER NAME: BOHAN CHEN

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

LENDER/BROKER: PULTE MORTGAGE LLC

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

### Your Privacy Is Important To Us

Privacy and security are taken very seriously at Pulte Mortgage. All non-public information will be protected by our Privacy Policy and by Federal Law. We are committed to protecting your information and thank you in advance for your assistance in providing the documents below.

### Requirements

If you have not already done so, please provide a legible copy of ONE OF THE FOLLOWING DOCUMENTS and YOUR CURRENT ADDRESS to your Loan Consultant. This document must not be expired.

- Valid Driver's License
- Valid Passport
- Other valid government issued form of photo identification

(Pulte Mortgage may also request additional information or documentation that will assist in verifying identity and address accuracy.)

### How We Use This Information

Identity Validation: The USA Patriot Act requires lenders to validate the identity of their customers. This validation supports the detection and prevention of money laundering, terrorist financing, identity theft and other forms of fraud.

Address Validation: The Fair and Accurate Credit Transaction Act of 2003 (FACT ACT) requires lenders to validate address discrepancies when receiving information from a consumer reporting agency.



# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT HOMEOWNER'S INSURANCE

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

DATE: JUNE 22, 2018

BORROWER NAME: BOHAN CHEN ("Applicant")

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

The purpose of this Disclosure Statement is to provide Applicant notice that **PULTE MORTGAGE LLC** has a business relationship with Pulte Insurance Agency, Inc. (Agency). The Agency is a wholly owned subsidiary of **PULTE MORTGAGE LLC**. **PULTE MORTGAGE LLC** and Agency are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide **PULTE MORTGAGE LLC** a financial or other benefit.

The Agency is an insurance agent which provides, among other products, homeowner's and flood insurance. Applicant may receive an insurance quote on the Property from the Agency. Set forth below is an estimated range of charges for the settlement services listed. Applicant is NOT required to use Pulte Insurance Agency, Inc. as a condition for the settlement of your loan on the Property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. APPLICANT IS FREE TO SHOP AROUND TO DETERMINE THAT APPLICANT IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

Settlement Service	Estimated Range of Charges - Annual Premium
Hazard Insurance	0.2% - 2.5% of Home Price
Flood Insurance	0.1% - 1.0% of Home Price

**NOTE:** The cost of Applicant's homeowner's and flood insurance may vary due to many factors including the size, location, and cost of the Property. Actual quote and acceptance by Agency is subject to application of the Agency's underwriting guidelines. If enhancements to the policy such as increased limits, scheduled articles, or earthquake coverage are required, then the premium may increase.

This Disclosure Statement is provided to Applicant pursuant to 12 CFR Section 1024.

**ACKNOWLEDGMENT:** Applicant has read this Disclosure Statement and understands that **PULTE MORTGAGE LLC** is referring Applicant to purchase the settlement services described above from Agency and that **PULTE MORTGAGE LLC** may receive a financial or other benefit as the result of this referral.

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



# PulteInsurance Agency<sup>TM</sup>

CHEN

Loan #: 68-157530A

MIN: 100057400005489283

## Five Great Reasons to Obtain your Homeowners Insurance with Pulte Insurance Agency, Inc.

### 1. Partnership with Pulte Homes and Pulte Mortgage LLC

Pulte Insurance Agency, Inc. is part of the PulteGroup family of companies. Our sole focus is ensuring outstanding service to all PulteGroup customers.

### 2. Competitive Rates

Pulte Insurance Agency, Inc. shops up to 20 insurance companies to provide you with comprehensive coverage at a great rate. We are also able to offer discounts for new homes that are not generally available to the public.

### 3. Full Service

We are a full service agency offering a wide array of products, such as: auto, flood, umbrella, personal property schedules.

### 4. Confidence in Coverage Quoted

We already have answers to essential underwriting questions to provide an accurate, upfront quote.

### 5. Over 37,000 Satisfied Customers

We provide outstanding customer service during the home buying process and subsequent years. In fact, over 87% of our clients stay with us year-after-year.

**Your experience with, and confidence in, Pulte Insurance Agency, Inc. is  
our #1 priority, both now and for years to come.**

**National Sales Center**

**888-214-9899**

**PulteInsuranceAgency@InsuranceMail.com**



# EQUAL CREDIT OPPORTUNITY ACT / FAIR LENDING NOTICE

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

DATE: JUNE 22, 2018

LENDER/BROKER: PULTE MORTGAGE LLC  
7390 SOUTH IOLA, ENGLEWOOD, CO 80112  
(800) 426-8898 EXT. 2665

BORROWER NAME: BOHAN CHEN

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

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The Federal Equal Credit Opportunity Act (ECOA) is designed to prevent creditors from discriminating against creditworthy applicants on the basis of the applicant's race, color, religion, national origin, sex, marital status, age, (provided that the applicant has the capacity to enter into a binding contract), the fact that a person derives all or part of his or her income from public assistance programs, or the fact that the person previously exercised his or her rights under the Consumer Credit Protection Act.

The Fair Housing Act prohibits discrimination against persons because of their race, color, religion, sex, familial status, disability, or national origin, it does so by prohibiting such discrimination in the making or purchasing of a mortgage loan.

If you believe you have been discriminated against, you should send a complaint to:

Office of Fair Housing and Equal Opportunity  
Department of Housing and Urban Development  
Room 5204  
451 Seventh St. SW  
Washington, DC 20410-2000

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



## Notice to the Home Loan Applicant

CHEN

Loan #: 68-157530A

MIN: 100057400005489283

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.

One or more of the following consumer reporting agencies will provide the credit score:

**Experian**

701 Experian Parkway  
P.O. Box 2002  
Allen, TX 75013  
1-888-397-3742  
[www.experian.com/reportaccess](http://www.experian.com/reportaccess)

**Equifax Mortgage Services**

P.O. Box 740241  
Atlanta, GA 30374  
1-800-685-1111  
[www.equifax.com](http://www.equifax.com)

**TransUnion Consumer Disclosure Center**

P.O. Box 2000  
Chester, PA 19022  
1-800-916-8800  
[www.transunion.com](http://www.transunion.com)

**Credco**

12395 First American Way  
Poway, CA 92064  
1-800-523-0233

Your acknowledgment below signifies that this written notice was provided to you.

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -





**NOTICE REGARDING  
IRS TAX RETURN TRANSCRIPT REQUEST (4506-T)**

**CHEN**  
Loan #: 68-157530A  
MIN: 100057400005489283

**DATE: JUNE 22, 2018**

**BORROWER NAME: BOHAN CHEN**

**CO-BORROWER NAME: ZHUQING CHENG**

**PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035**

**To Be Signed At Time Of Loan Application**

**PULTE MORTGAGE LLC** requires Borrower(s) to execute a "Request for Copy of Transcript of Tax Returns" (IRS Form 4506-T). **PULTE MORTGAGE LLC** uses this form to request tax return information from the IRS, if required for the product you select. By signing below, Borrower(s) acknowledges that Borrower(s) will be required to sign IRS Form 4506-T either prior to closing and/or at closing. **PULTE MORTGAGE LLC** will use the IRS Form 4506-T to obtain information regarding the Borrower(s) tax returns from the IRS and to validate information in Borrower(s) loan file.

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**- BORROWER - BOHAN CHEN - DATE -**

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**- BORROWER - ZHUQING CHENG - DATE -**



**PULTE MORTGAGE LLC**  
**NMLS Unique ID: 1791**  
**7390 SOUTH IOLA, ENGLEWOOD, CO 80112**  
**Telephone: (800) 426-8898 EXT. 2665**

**AGREEMENT FOR ADVANCE FEES**

**CHEN**  
Loan #: 68-157530A  
MIN: 100057400005489283

This Agreement for Advance Fees ("Agreement") is made on **JUNE 22, 2018** between **PULTE MORTGAGE LLC** ("Lender") and **BOHAN CHEN** and **ZHUQING CHENG** ("Applicant")

**Recitals**

- A. Applicant has applied for a mortgage loan through Lender.
- B. Lender requires the payment of money by Applicant after the Applicant has expressed an intent to proceed with the application.
- C. The money paid by Applicant does not guarantee approval of the loan application or acceptance into a particular loan program.
- D. The money paid by Applicant for Application Fee and/or Processing Fee is non refundable.
- E. The money paid by Applicant to compensate third parties for services rendered during the mortgage loan process include, but are not limited to, appraisers, credit reporting agencies, couriers, overnight mail delivery services, and flood zone determination services.
  - 1. If the actual charge of the third party service is less, the excess will be refunded at time of settlement. If the actual charge is more, additional amounts will be due at time of settlement.
  - 2. If you provide Lender with a written notice of your withdrawal of your loan application prior to our ordering the credit report and/or appraisal, the applicable amount of money will be refunded to you.
  - 3. These fees are refundable only if the services to which the fee relates have not been ordered.
- F. Other fees not shown here may be payable later and are shown on the Loan Estimate.
- G. We estimate that within thirty (30) days of Lender's receipt of your loan application, we will issue you a decision as to whether we can approve your loan application.
- H. By signing the form below, Applicant has expressed an intent to proceed with the loan transaction set forth in the Loan Estimate.

The parties hereby agree as follows:

- 1. Concurrent with the execution of this Agreement, Applicant will provide to Lender an amount of money equal to **\$603.14** This money will be utilized by Lender to pay for the following services, as follows:

Name of Fee	Amount Requested	Amount Received
Credit Report	\$ <u>88.14</u>	\$ <u>0.00</u>
Appraisal	\$ <u>515.00</u>	\$ <u>0.00</u>
Application Fee	\$ <u>0.00</u>	\$ <u>0.00</u>

**PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)**



2. We have assigned a representative of Lender to work with you during this application process who will keep you updated as to the status of your application and should be able to answer your questions. However, you may also address written questions, comments, or complaints to Lender, Attention: **DAN BOYER, LOAN CONSULTANT** (NMLS ID: **1316632**).

Applicant hereby acknowledges that Applicant intends to proceed with the loan transaction set forth in the Loan Estimate and acknowledges receipt of this Agreement for Advance Fees prior to paying application fee, processing fee, appraisal fee, credit report fee, or any other fee listed above.


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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)

 20989.10

Page 2 of 2



DT0-394-606

AUTHORIZATION TO PAY ADVANCE FEES

DATE: JUNE 22, 2018

BORROWER NAME: BOHAN CHEN

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

This disclosure provides information regarding the payment of advance fees associated with your loan application. Although this disclosure gives you an opportunity to provide bank account information, you are not required to authorize the collection of fees until you tell us in writing that you intend to proceed with this transaction. Providing the information requested on this form is **VOLUNTARY** and is included in this package as a convenience to you. **PULTE MORTGAGE LLC** will not request the collection of advance fees (i.e. credit report, appraisal) until you have accepted the **Loan Estimate** included in this package by executing the **Notice of Intent to Proceed and Agreement for Advance Fees**. If you have questions regarding the collection of advance fees, please contact your Loan Consultant.

There are three (3) options available to pay **PULTE MORTGAGE LLC** any advance fees. For amount due please refer to the Agreement for Advance Fees:

- ☐ **Electronic Check (Most Convenient):** I authorize **PULTE MORTGAGE LLC** to process payment, in the amount authorized below, from my bank account, via electronic check.
- ☐ **Paper Check:** I will discuss my disclosures with my Loan Consultant and will send a check payable to Pulte Mortgage LLC to pay advanced fees after the call. Please make check payable to Pulte Mortgage LLC after you have reviewed your disclosures with your Loan Consultant.
- ☐ **Verbal Payment Processing:** I will discuss payment options with my Loan Consultant, including check-by-phone, credit card or debit card.

For Electronic Check, please complete entire section below:

9-98765432310301

DATE

PAY TO THE ORDER OF

\$

DOLLARS

YOUR FINANCIAL INSTITUTION  
Anytown, USA

FOR

12345678912345678900301

ABA Routing #\*

Account #\*

Voided Check #\*

Name of Bank\*  
Name(s) on Account\*  
Address on Check\*  
Amount authorized\* \$ If no fees are due, enter \$0.

( \* ) Required Field for Electronic Check Processing

I authorize Pulte Mortgage LLC to proceed with my payment option selected above.

- BORROWER - BOHAN CHEN - DATE -  
- BORROWER - ZHUQING CHENG - DATE -

# CALIFORNIA - NOTICE TO THE HOME LOAN APPLICANT

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

Lender: PULTE MORTGAGE LLC

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

In connection with your application for a home loan, the lender must disclose to you the score that a credit bureau 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 a credit bureau 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 credit bureau at the address and telephone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The credit bureau 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.

EquiFax Mortgage Services  
www.equifax.com  
P.O. Box 740241  
Atlanta, GA 30374  
1-800-685-1111

TransUnion Consumer Disclosure Center  
www.transunion.com  
P.O. Box 1000  
Chester, PA 19022  
1-800-916-8800

Experian  
www.experian.com  
P.O. Box 2002  
Allen, TX 75013  
1-888-397-3742

If you have any questions concerning the terms of the loan, contact the lender at:

PULTE MORTGAGE LLC  
7390 SOUTH IOLA, ENGLEWOOD, CO 80112  
(800) 426-8898 EXT. 2665

## Cal. Civ. Code §1785.20.2(d)

By signing below, the undersigned hereby acknowledge(s) receipt of a copy of this disclosure.

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DBO1316632, NMLS #: 1316632)

2114.29

Page 1 of 1



DT0-394-606

# ADDENDUM TO RESIDENTIAL MORTGAGE LOAN APPLICATION

CHEN

Date: JUNE 22, 2018

Loan #: 68-157530A  
MIN: 100057400005489283

Borrower(s): BOHAN CHEN

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Persons who enter into a Civil Union or Domestic Partnership may have all the same rights, obligations, and responsibilities of spouses in a marriage. As a result, Lender may require that Civil Union partners or Domestic Partners sign the security instrument to ensure enforceability of the Lender's lien.

Also, non-borrowing spouses may be required to sign the security instrument to ensure the enforceability of the Lender's lien as well.

You should consult an attorney for specific legal advice regarding your property rights and benefits, protections, and responsibilities.

**Borrower:** Are you in a Civil Union or a Domestic Partnership, or do you have a non-borrowing spouse, or are you a party to a Designated Beneficiary Agreement?  
☐ NO ☐ YES

**Co-Borrower:** Are you in a Civil Union or a Domestic Partnership, or do you have a non-borrowing spouse, or are you a party to a Designated Beneficiary Agreement?  
☐ NO ☐ YES

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



**THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977**

**FAIR LENDING NOTICE FOR FINANCE LENDER**

**CHEN**

Loan #: 68-157530A

MIN: 100057400005489283

Date: JUNE 22, 2018

**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, 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:**

**Department of Business Oversight  
320 West 4th Street, Suite 750  
Los Angeles, CA 90013-2344**

**ACKNOWLEDGMENT OF RECEIPT**

**I/WE RECEIVED A COPY OF THIS NOTICE.**

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -



CALIFORNIA - IMPOUND ACCOUNT STATEMENT

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

Lender: PULTE MORTGAGE LLC

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Under certain conditions borrowers may be required to establish an impound account to ensure the payment of taxes on the property, insurance premiums or other purposes relating to the property. An impound may be required when:

- 1. required by a state or federal regulatory authority;
- 2. a loan is made, guaranteed, or insured by a state or federal governmental lending or insuring agency;
- 3. the purchaser or borrower fails to pay two consecutive tax installments on the property prior to the delinquency date for such payments;
- 4. the original principal amount of such a loan is (i) 90 percent or more of the sale price, if the property involved is sold, or (ii) 90 percent or more of the appraised value of the property securing the loan;
- 5. the combined principal amount of all loans secured by the real property exceeds 80 percent of the appraised value of the property securing the loans;
- 6. a loan is made in compliance with the requirements for higher priced mortgage loans established in Regulation Z, whether or not the loan is a higher priced mortgage loan; or
- 7. a loan is refinanced or modified in connection with a lender's homeownership preservation program or a lender's participation is such a program sponsored by a federal, state, or local government authority or a nonprofit organization.

If none of the above conditions apply to your loan request, the lender may not require the establishment of an impound account. However, you **may** elect to establish an impound account. If you do so, the lender is required to pay two percent simple interest per annum on the impound account. The interest will be credited to the impound account annually or upon termination of the account, whichever is earlier.

Cal. Civ. Code §2954(a)

BORROWER'S SELECTION

☒ Establish an impound account which will provide for monthly payments used for the payment of property taxes, hazard insurance premiums and other applicable charges related to the Property. I/We understand that the types of charges that will be collected are limited to the terms mutually agreed to by applicable parties to the loan and that this election does not necessarily extend to all charges, such as supplemental taxes, for which I/We may be responsible for paying directly.

☐ Pay all property taxes, insurance premiums and other applicable charges directly.

I/We hereby acknowledge receipt of this Impound Account Statement, and further acknowledge that I/we understand its provisions.

- BORROWER - BOHAN CHEN - DATE -

- BORROWER - ZHUQING CHENG - DATE -





# CALIFORNIA EARTHQUAKE INSURANCE FOR CONDOMINIUMS DISCLOSURE

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

Lender: PULTE MORTGAGE LLC

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Pursuant to California Civil Code, Section 2955.1 Chapter 925, if earthquake insurance is required on a condominium unit, you must be advised of the following:

Lender or institutional third party requires earthquake insurance (or impose a fee or another condition in lieu thereof) pursuant to underwriting requirements imposed by an institutional third party purchaser.

Not all lenders or institutional third parties require earthquake insurance (or impose a fee or another condition in lieu thereof) pursuant to an underwriting requirement imposed by an institutional third party purchaser.

Earthquake insurance may be required on the entire condominium project.

Lenders or institutional third parties, may also require that a condominium project maintain, or demonstrate an ability to maintain, financial reserves in the amount of the earthquake insurance deductible.

For purposes of this disclosure, an institutional third party is the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, or other substantially similar institution, either private or public.

## Cal. Civ. Code §2955.1

By signing below, you acknowledge receipt of this Disclosure.

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -

\_\_\_\_\_  
Lender Representative  
DAN BOYER

\_\_\_\_\_  
Date



COMPARISON OF SAMPLE MORTGAGE FEATURES: TYPICAL MORTGAGE TRANSACTION

THIS IS NOT A LOAN COMMITMENT

(NOTE TO BORROWER: The mortgage comparison information below provides only an estimate and samples of loan payment and loan balance scenarios. Borrower should carefully review all loan documents to confirm the actual amount, rate, and scenario of the loan selected.)

Proposed Mortgage Loan for: BOHAN CHEN ZHUQING CHENG			MORTGAGE COMPARISON (not actual loans available)							
			Comparison Payment Scenarios							
	Current Payment Scenario*		Traditional Fixed Rate Mortgage*		5/1 ARM*		Simultaneous Second-Lien Loan*		Simultaneous Second-Lien Loan*	
					Fixed for 5-years rate 3.125%; max rate 8.125%		California Housing Finance Agency (CalHFA)		Home Equity Line of Credit (HELOC)	
	Product:	CFD – 30 YEAR FIXED RATE	Product:	C02 - 25 or 30 Year Fixed Rate	Product:	C55 - 5/1 Libor ARM	Product:	DPC - Bond Second w/Balloon Payment	Product:	CBH - Brokered Conventional HELOC
	Loan Amount:	\$ 679,650.00	Loan Amount:	\$ 250,000.00	Loan Amount:	\$ 250,000.00	Loan Amount:	\$ 7,500.00	Loan Amount:	\$ 25,000.00
	LTV:	78.121%	LTV:	80.000%	LTV:	80.000%	LTV:	3.000%	LTV:	10.000%
	Term:	360 Months	Term:	360 Months	Term:	360 Months	Term:	360 Months	Term:	360 Months
	Interest Rate:	5.125%	Interest Rate:	5.000%	Interest Rate Years 1-5:	3.125%	Interest Rate:	3.251%	Interest Rate:	5.250%
Estimated Monthly Payment	\$3,700.61		\$1,342.06		\$1,070.94		\$20.32		\$109.38	
Maximum Monthly Payment During First 5 years	\$3,700.61		\$1,342.06		\$1,737.86		\$20.32		\$109.38	
Maximum Monthly Payment Ever	\$3,700.61		\$1,342.06		\$1,737.86		\$20.32		\$213.54	
LOAN BALANCE SCENARIOS (EFFECT ON LOAN BALANCE AND HOME EQUITY)										
After 5 years, how much will you owe?	\$625,211.93		\$229,185.91		\$222,539.99		\$7,500.00		\$25,000.00	
After 5 years of payments, how much home equity do you have?	\$54,438.07		\$20,814.09		\$27,460.01		\$0.00		\$0.00	
Current Estimated Monthly Payment (Escrows not included if waived)			*The payment scenarios reflect the amount of the Principal and Interest payments. These do not include taxes, insurance or any other payments required to be paid monthly. <b>Traditional Fixed Rate Mortgages:</b> are fully amortizing loans with Principal and Interest calculated based on a 30 year term. The interest rate is fixed for the term of the loan. <b>5/1 ARM Mortgages:</b> are fully amortizing loans with Principal and Interest calculated based on 30 year term. The interest rate is fixed for 5 years and will adjust annually when the fixed period has expired. <b>2nd Lien California Housing Finance Agency (CalHFA):</b> are interest only loans with a balloon payment based on a 30 year term. The interest rate is fixed for the term of the loan and the principal amount is due in full at the end of the term. <b>2nd Lien Home Equity Line of Credit (HELOC):</b> are interest only loans with Principal and Interest calculated based on a 30 year term. The interest rate is the index plus margin and will adjust monthly. Payments for the first 10 years are Interest Only. Principal and Interest payments are required for years 11-30 based on the loan balance at the end of the 10th year.							
1st Lien Principal and Interest	\$	3,700.61								
2nd Lien Principal and Interest	\$	0.00								
Hazard Insurance Escrow	\$	70.84								
Mortgage Insurance Escrow	\$	0.00								
Real Estate Taxes Escrow	\$	910.02								
Total Monthly Mortgage Payment	\$	4,681.47								

## CALIFORNIA - TITLE INSURANCE DISCLOSURE

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

Lender: PULTE MORTGAGE LLC

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

### Important Notice About Title Insurance

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

#### Cal. Civ. Code §1057.6

By signing below, the undersigned hereby acknowledge(s) receipt of a copy of this disclosure.

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



# Homebuyers

## Beware of Wire Fraud and Other Cyber Crimes

DATE: JUNE 22, 2018

LENDER: PULTE MORTGAGE LLC

BORROWER NAME: BOHAN CHEN  
ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE  
MILPITAS, CA 95035

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Buying a home is an exciting time so it is important to be careful not to let cyber criminals turn your dream experience into a nightmare.

We have all seen headlines about cybercrime and companies and individuals who have been hacked. Like many industries, the real estate industry has seen a significant increase in cybercrime. The risk is growing as criminals find new ways to obtain information pertaining to real property transactions in an effort to divert and steal funds through malicious wire fraud schemes.

Cyber criminals typically begin their fraudulent schemes long before the attempted theft occurs. They often begin with a common technique called "phishing". This can take the form of email messages, fake websites or phone calls to fraudulently obtain your private information. Through a seemingly harmless communication, criminals trick people into inputting their information or clicking a link that allows hackers to steal computer or email logins and passwords.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. The hackers may be experts in real estate transactions. The criminals may hack various parties involved in the home buying transaction, including homebuyers, real estate agents, lenders, title companies or attorneys. Then, around the time the homebuyer is supposed to wire funds for their home purchase, the homebuyer receives what seems like a perfectly normal email apparently from a professional associated with the transaction. This email will include wiring instructions for wiring funds to a fraudulent account. If you take the bait and wire funds to a fraudulent account, your money could be stolen.

Please take precautions so you won't become a victim of cybercrime. Be careful to protect your personal information and passwords. Do not send sensitive information using unsecure email. Do not click on links or attachments in unsolicited emails.

Here are some tips from the Federal Bureau of Investigation (FBI) to protect against wire fraud and other cybercrimes:

1. **Call, don't email:** Confirm by phone all wiring instructions you receive before transferring funds. Use a phone number for the title company that you obtain from a trusted source.
2. **Be suspicious:** Carefully scrutinize all email requests for information or transfers of funds to determine if the emails appear out of the ordinary. It's not common for title companies to change wiring instructions and payment information.
3. **Confirm everything:** Ask your bank to confirm not just the account number but also the name on the account before sending a wire transfer.
4. **Verify immediately:** You should call the title company or your real estate agent to verify your funds were received by the title company or other proper party. Detecting that you sent money to a wrong account within 24 hours may give you the best chance of recovering your money.
5. **Forward, don't reply:** When responding to an email, hit forward instead of reply and then start typing in the person's email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses, you will ensure the intended recipient's correct email address is used.

If you discover that you have been a victim of wire fraud or another cybercrime, immediately contact your financial institution and notify the FBI or other law enforcement authorities. If the fraud or crime involves a real estate transaction, be sure to contact the title company, settlement agent, escrow agent or attorney handling the transaction.



**CONSUMER DISCLOSURE FOR VOLUNTARY  
ESCROW ACCOUNT PAYMENT (VPPE)**

**DATE: JUNE 22, 2018**

**CHEN**  
Loan #: 68-157530A  
MIN: 100057400005489283

**LENDER/BROKER: PULTE MORTGAGE LLC**  
7390 SOUTH IOLA, ENGLEWOOD, CO 80112  
(800) 426-8898 EXT. 2665

**BORROWER NAME: BOHAN CHEN**

**PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035**

The annual Property Taxes on the fully assessed value of your new home are currently estimated to be **\$10,920.24**.

The annual tax amount that is used to calculate your monthly tax payment and closing costs for tax reserves is strictly an estimate that may change between now and closing. Various factors may impact the estimated annual tax amount, including changes to sales price, lot size, amenities, upgrades, tax rates, assessments, construction status or completion date, the timing of closing, tax payments made at or before closing and the possibility of supplemental tax bills due after closing.

If your home is new or recently constructed, some or all of the Property Taxes paid during the first year *may* be based on an assessed value that reflects only the unimproved or partially improved property. Property Taxes will be higher once a reassessment is completed by the municipality to reflect the fully-assessed value of the property. This reassessment typically occurs sometime during the first or second year of homeownership. Also, regardless of the age of the home, at or prior to closing, payment may be made on one or more tax installments that would normally be paid from your escrow account in the first year. Under normal escrow practices, your monthly escrow payment in the second year could be much higher than in the first to cover increased Property Taxes as well as any shortage in the escrow account.

In order to reduce the possibility of a shortage or payment increase, you may voluntarily choose to make higher monthly payments to your escrow account based on the above estimated fully assessed amount.

Please make your selection below:

- ☐ Yes, I/we **elect** to pay monthly tax escrow payments based on the estimated fully assessed tax amount.
- ☐ No, I/we **do not elect** to pay monthly tax escrow payments based on the estimated fully assessed tax amount. I/we acknowledge that this election will likely result in an escrow shortage and significant increase in the monthly payments if a higher tax amount is paid in the first or second year. I/we also acknowledge that I/we will be required to pay any future escrow account shortage resulting from this lower payment election.

I/we acknowledge the monthly escrow payments and closing reserves will be based on the election identified above, unless:

- No election is made; the monthly escrow payments and closing reserves will be based on the lower estimate of property tax disbursements that are expected to occur in the first year.
- The property is or will be fully assessed and all installments will be paid from the escrow account in the first year; the escrow payments and reserves will be based on the estimated fully assessed amount at closing.



If you have any questions regarding your monthly escrow payment, please contact:

Name: **DAN BOYER**

Phone: **(800) 426-8898 EXT. 2665**

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- BORROWER - BOHAN CHEN - DATE -

**This signed form must be returned to Lender in order to issue your closing figures.**



## EXPLANATION OF MORTGAGE INSURANCE

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

DATE: JUNE 22, 2018

BORROWER NAME: BOHAN CHEN

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Various loan programs require mortgage insurance that protects the mortgage lender against loss incurred by a mortgage default, thus enabling the lender to lend a higher percentage of the sales price. Mortgage insurance is not to be confused with hazard insurance which protects the homeowner against loss to the property. The following is a brief description of the different types of mortgage insurance required.

### FHA LOAN ON SINGLE FAMILY OR CONDOMINIUM PROPERTY

You have applied for an FHA loan on a single family or condominium property from Lender. You will be required to pay an up front FHA insurance premium at closing which can be as much as one and three-quarters percent (1.75%) of the loan amount for a 30 year loan. Additionally, FHA requires the Lender to collect the annual premium from you on a monthly basis. You will be required to pay an annual FHA insurance premium for approximately one and one-half percent (1.50%) of the loan balance. Your monthly payment to the Lender will include 1/12 of the annual premium which the Lender will pay once a year to FHA on your behalf.

### FHA HOME EQUITY CONVERSION MORTGAGE (HECM) LOAN ON SINGLE FAMILY OR CONDOMINIUM PROPERTY

You have applied for an FHA Home Equity Conversion Mortgage (HECM) loan on an owner-occupied single family or condominium property from Lender. You will be required to pay an up front FHA insurance premium at closing which can be as much as two percent (2.00%) of the loan amount. You will also be required to pay a monthly servicing fee of up to \$35 per month. The fee is established at closing as a monthly figure, and the amount necessary to pay this fee throughout the life of the loan is calculated and set aside from the principal limit at closing. Additionally, FHA requires the Lender to set aside the annual premium from you on a monthly basis. You will be required to pay an annual FHA insurance premium for approximately one and one-quarter percent (1.25%) of the loan balance. Your monthly payment to the Lender will include 1/12 of the annual premium which the Lender will pay once a year to FHA on your behalf.

### VA LOAN

You have applied for a Veterans Administration (VA) loan from Lender. You will be required to pay a VA Funding Fee at closing which, based on the down payment, previous use of VA entitlement, and duration of military service as determined by VA, may range from zero percent (0.00%) to three point three percent (3.30%) of the loan amount for a 30 year loan. In certain circumstances you will be able to finance all or a portion of the VA Funding Fee.



**X CONVENTIONAL LOAN**

You have applied for a Conventional loan from Lender. Private Mortgage Insurance (PMI) is required on conventional loans with a down payment of less than 20%. The type of mortgage insurance and the premium amount will vary based on the down payment, loan term, and loan type (i.e. fixed rate vs. ARM), etc. The terms and conditions for cancellation and/or termination only apply to conventional loans secured by owner-occupied single family residences. The information below describes the different mortgage insurance (MI) options that may be available:

- 1) **Borrower-Paid Mortgage Insurance (BPMI)**- payment to Lender will include a pre-determined amount for PMI.
  - a) Monthly BPMI - You pay a monthly MI premium in addition to your monthly payment. The first premium will be collected at closing.
  - b) Single Premium (One-Time) Cash BPMI - You pay one PMI premium in cash at closing.
  - c) Single Premium (One-Time) Financed BPMI - You pay one PMI premium from the loan proceeds at closing.

You may request cancellation when the loan to value ratio is scheduled to reach 80% of the property's "original value." You must submit a written request, have a "good payment history" and, if required by the holder, evidence the property has not declined in value or been encumbered by a subordinate lien. A "good payment history" means no payment 60 or more days past due within 2 years and no payments 30 or more days past due within one year of the cancellation date. **This applies to single family, one unit, principal residences only.**

PMI is automatically terminated when the loan to value ratio is scheduled to reach 78% of the property's "original value", provided that the borrower is "current" on the loan. **This applies to single family, one unit, principal residences only.**

- 2) **Lender-Paid Mortgage Insurance (LPMI)**- Your loan has a higher interest rate and the lender pays for the MI. LPMI cannot be cancelled and will not terminate until the loan is refinanced or paid in full.

**New York Residents (BPMI and LPMI):** If your PMI is not cancelled or terminated as described in this section, it will be cancelled when your loan is paid down to 75% of the appraised value of the property at the time the loan was made.

For questions regarding mortgage insurance please contact:

Phone Number: 1-800-488-0053

**PULTE MORTGAGE LLC**  
**7390 SOUTH IOLA**  
**ENGLEWOOD, CO 80112**  
 Attn: Customer Care

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -





**NOTICE OF REQUIRED FLOOD INSURANCE DETERMINATION  
AND RELATED NOTICE INFORMATION**

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Lender / Broker: **PULTE MORTGAGE LLC**  
**7390 SOUTH IOLA, ENGLEWOOD, CO 80112**  
**(800) 426-8898 EXT. 2665**

Borrower(s): **BOHAN CHEN**  
**ZHUQING CHENG**

Property Address: **1495 CHERRY CIRCLE, MILPITAS, CA 95035**

We (the Lender) are required by Federal Law and Regulations to make or obtain a determination of whether the home that will secure the loan which you have applied for is or will be located in an area with special flood hazards. **As of the time of this notice, the flood hazard determination has not been finalized or can not be made due to the unavailability of information on the property.**

If it is determined that your property is located in a Special Flood Hazard Area (SFHA), either before the closing of your loan or during the term of your loan, you will be notified of the fact and provided with pertinent, related information, including whether the community that your home is located in participates in the National Flood Insurance Program (NFIP).

If flood insurance is required and your home is located in a community that participates in the NFIP:

- You will be required to purchase and maintain flood insurance for the life of the loan either through the NFIP or the company of your choice; (At a minimum, flood insurance purchased must cover the lesser of: (1) the outstanding principal balance of the loan; or (2) the maximum amount of coverage allowed for the type of property under the NFIP);
- You may be required to pay your flood insurance premiums into an escrow account established for that purpose; and
- If you fail to purchase or renew flood insurance on the property, we are required to purchase flood insurance for you at your expense.

If flood insurance is required and your home is located in a community that does **not** participate in the NFIP:

- Flood insurance coverage under the NFIP is not available; and
- You may not be able to obtain certain types of loans or any loan at all on the property.

**You understand and agree that** if at any time before the closing of your loan or during the term of your loan it is determined that the above property is located in a Special Flood Hazard Area:

- **You must purchase and maintain flood insurance for the term of the loan;**
- **We may require flood insurance premiums to be escrowed under certain circumstances; and**
- **If you fail to purchase and maintain such insurance, we are required to purchase flood insurance for you at your expense.**

Borrower(s) understand and agree to these terms on the **22ND** day of **JUNE, 2018**.

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -



## HAZARD INSURANCE INFORMATION

DATE: JUNE 22, 2018

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

BORROWER NAME: BOHAN CHEN

CO-BORROWER NAME: ZHUQING CHENG

PROPERTY ADDRESS: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Hazard insurance, also commonly called homeowner's insurance, is coverage that is required to protect both you and **PULTE MORTGAGE LLC** against physical loss due to fire and other natural causes. To ensure the correct coverage and documentation are in place, please provide a copy of this letter to your insurance agent.

### Proof of Coverage

You will need to provide the following at or prior to closing:

- ✓ **A Hazard Insurance Policy.** The original document - completed and signed.
- ✓ **An Endorsement** and a copy of the **Policy/Certificate** if you are refinancing an existing loan. (If the existing loan is serviced by us, an Endorsement containing the Policy/Certificate number is sufficient.)
- ✓ If applicable, a **Short Form Certificate of Insurance.** This is for select carriers - your **PULTE MORTGAGE LLC** representative can tell you which ones.
- ✓ If applicable, a **Condominium Certificate of Insurance.**
- ✓ If applicable, a **copy of the Homeowners Association Master Policy** should also be provided.
- ✓ **A Binder,** in lieu of a Policy. This option is only available in certain states. Your **PULTE MORTGAGE LLC** representative can tell you if this is appropriate for you and what documentation must be provided.
- **The "mortgagee clause" in the Hazard Insurance document,** whether that's a Policy, Certificate, Endorsement, or Binder, must read as follows:

**PULTE MORTGAGE LLC**  
Its Successors and/or Assigns  
P.O. Box 3048  
Englewood, Colorado 80155
- The document must show the insurance agent's name and telephone number as well as an exact description of the insured property/or insurance policy.
- **A valid receipt** showing the first year's premium paid in full. In lieu of a paid receipt, we can arrange for the premium to be paid at closing.

### Acceptable Insurance Companies

Your choice of insurer will not affect our credit decision or our credit terms in any way. We do not require that you obtain hazard insurance from specific insurance companies or from a particular agent. However, we do insist that it's an insurer with enough financial strength to pay a claim in the event of a loss.



## Coverage Requirements

The Hazard Insurance must meet the following coverage requirements:

1. The Insurance must provide against loss or damage by fire and other hazards (windstorm, hail, hurricane, etc.) covered by the standard extended coverage endorsement. The coverage must be of the type that provides for claims to be settled on a replacement cost basis. Hazard Insurance that limits or excludes from coverage (in whole or in part) perils that are normally covered by a standard extended coverage endorsement will not be acceptable.
2. The amount of coverage must at least equal the lesser of (A) 100% of the insurable value of the improvements or (B) the original loan amount, as long as it equals the minimum amount required to compensate for damage on a replacement cost basis.
3. Unless a higher maximum amount is required by state law, the maximum deductible clause may not exceed 5% of the Policy face amount. In addition, when the Policy provides for a separate wind-loss deductible (either in the policy itself or in an endorsement to the policy), the deductible may be 5% of the face amount of the Policy.
4. The Hazard Insurance must have an effective date not later than the date of the loan closing.
5. The Hazard Insurance must provide for renewals to occur at a minimum of one year intervals.

## Acknowledgment

The undersigned borrower(s) hereby acknowledge receipt of a copy of this letter.

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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -



## List of Homeownership Counseling Organizations

Date: **JUNE 22, 2018**

Lender: **PULTE MORTGAGE LLC**

Borrower(s): **BOHAN CHEN**  
**ZHUQING CHENG**

**CHEN**  
Loan #: **68-157530A**  
MIN: **100057400005489283**

Property Address: **1495 CHERRY CIRCLE, MILPITAS, CA 95035**

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](http://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).

### 10 LOCATIONS CLOSEST TO ZIP CODE 95134

- 
- |   |                                     |
|---|-------------------------------------|
| <b>1. PROJECT SENTINEL</b><br><b>554 VALLEY WAY</b><br><b>MILPITAS, CA 95035-4106</b><br><br>Website: <b>HTTP://HOUSING.ORG/</b><br>Phone: <b>408-470-3730</b><br>Email Address: <b>HOMEOWNERSHIPINFO@HOUSING.ORG</b><br>Languages: <b>CANTONESE, CHINESE MANDARIN, ENGLISH, FRENCH, SPANISH</b><br><br>Services: <b>MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, RESOLVING/PREVENTING MORTGAGE DELINQUENCY WORKSHOP, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FINANCIAL, BUDGETING AND CREDIT REPAIR WORKSHOPS, FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, SERVICES FOR HOMELESS COUNSELING, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING, RENTAL HOUSING WORKSHOPS, REVERSE MORTGAGE COUNSELING</b> | <b>Distance</b><br><b>1.7 miles</b> |
|---|-------------------------------------|
- 
- |   |                                     |
|---|-------------------------------------|
| <b>2. SANTA CLARA COUNTY ASIAN LAW ALLIANCE</b><br><b>991 W HEDDING ST., SUITE 202</b><br><b>SAN JOSE, CA 95126-1248</b><br><br>Website: <b>WWW.ASIANLAWALLIANCE.ORG</b><br>Phone: <b>408-287-9710</b><br>Email Address: <b>SCCALA@PACBELL.NET</b><br>Languages: <b>CHINESE MANDARIN, ENGLISH, KOREAN, OTHER, SPANISH, VIETNAMESE</b><br><br>Services: <b>SERVICES FOR HOMELESS COUNSELING, RENTAL HOUSING COUNSELING, RENTAL HOUSING WORKSHOPS</b> | <b>Distance</b><br><b>5.9 miles</b> |
|---|-------------------------------------|
- 
- |  |                                     |
|--|-------------------------------------|
| <b>3. PROJECT SENTINEL</b><br><b>111W. ST. JOHN STREET SUITE 302</b><br><b>SAN JOSE, CA 95113-1104</b><br><br>Website: <b>WWW.HOUSING.ORG</b><br>Phone: <b>408-720-9888</b><br>Email Address: <b>DNTDISCRIMIN8@AOL.COM</b><br>Languages: <b>SPANISH</b><br><br>Services: <b>PRE-PURCHASE COUNSELING, RENTAL HOUSING COUNSELING</b> | <b>Distance</b><br><b>6.7 miles</b> |
|--|-------------------------------------|
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4. **PROJECT SENTINEL** **Distance**  
 39155 LIBERTY STREET SUITE D440 **8.9 miles**  
 FREMONT, CA 94538-1520  
 Website: [HTTP://WWW.HOUSING.ORG](http://www.housing.org)  
 Phone: 510-574-2270  
 Email Address: [FREMONT@HOUSING.ORG](mailto:FREMONT@HOUSING.ORG)  
 Languages: **ENGLISH, SPANISH**  
 Services: **MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, FINANCIAL MANAGEMENT/BUDGET COUNSELING, FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, SERVICES FOR HOMELESS COUNSELING, NON-DELINQUENCY POST PURCHASE WORKSHOPS, PREDATORY LENDING EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING**
- 
5. **ABLE WORKS** **Distance**  
 1836 BAY RD STE B **10.8 miles**  
 EAST PALO ALTO, CA 94303-1311  
 Website: [HTTP://SITE.NOTAVAILABLE.ORG](http://site.notavailable.org)  
 Phone: 650-328-1890  
 Email Address: **N/A**  
 Languages: **ENGLISH, SPANISH**  
 Services: **MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, RESOLVING/PREVENTING MORTGAGE DELINQUENCY WORKSHOP, FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING WORKSHOPS**
- 
6. **EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)** **Distance**  
 770 A ST **18.8 miles**  
 HAYWARD, CA 94541-3956  
 Website: [HTTP://WWW.ECHOFAIRHOUSING.ORG](http://www.echofairhousing.org)  
 Phone: 510-581-9380  
 Email Address: [MARGIE@ECHOFAIRHOUSING.ORG](mailto:MARGIE@ECHOFAIRHOUSING.ORG)  
 Languages: **ASL, CANTONESE, CHINESE MANDARIN, ENGLISH, FARSI, OTHER, PORTUGUESE, SPANISH, VIETNAMESE**  
 Services: **FAIR HOUSING PRE-PURCHASE EDUCATION WORKSHOPS, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS, RENTAL HOUSING COUNSELING**
- 
7. **EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)** **Distance**  
 3311 PACIFIC AVENUE **20.3 miles**  
 LIVERMORE, CA 94550-7007  
 Website: [HTTP://WWW.ECHOFAIRHOUSING.ORG](http://www.echofairhousing.org)  
 Phone: 925-449-7340  
 Email Address: [ARLENE@ECHOFAIRHOUSING.ORG](mailto:ARLENE@ECHOFAIRHOUSING.ORG)  
 Languages: **ARABIC, CAMBODIAN, CANTONESE, CHINESE MANDARIN, CZECH, ENGLISH, FRENCH, HINDI, INDONESIAN, KOREAN, POLISH, PORTUGUESE, RUSSIAN, SPANISH, TURKISH, VIETNAMESE**  
 Services: **MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSEL, PRE-PURCHASE COUNSELING, RENTAL HOUSING COUNSELING**
- 



8. NATIONAL ASSOCIATION OF REAL ESTATE BROKERS-INVESTMENT DIVISION, INC  
7677 OAKPORT STREET, SUITE 1030, 10TH FL  
OAKLAND, CA 94621-1929

Distance  
26.3 miles

Website: [HTTPS://WWW.NIDHOUSING.COM/](https://www.nidhousing.com/)

Phone: 510-268-9792

Email Address: [LATISHACARLISLE@NIDONLINE.ORG](mailto:LATISHACARLISLE@NIDONLINE.ORG)

Languages: CANTONESE, ENGLISH, SPANISH

Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSE, 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

9. NID-HCA OAKLAND MAIN BRANCH  
7677 OAKPORT STREET, SUITE 1030  
OAKLAND, CA 94621-1929

Distance  
26.3 miles

Website: [WWW.NIDHOUSING.COM/](http://www.nidhousing.com/)

Phone: 510-268-9792

Email Address: [LATISHACARLISLE@NIDONLINE.ORG](mailto:LATISHACARLISLE@NIDONLINE.ORG)

Languages: ENGLISH, SPANISH

Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSE, 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

10. OPERATION HOPE, INC - OAKLAND BRANCH  
3062 E 9TH ST  
OAKLAND, CA 94601-2937

Distance  
28.7 miles

Website: [HTTP://WWW.OPERATIONHOPE.ORG](http://www.operationhope.org)

Phone: 510-535-6700

Email Address: [NAI.SAELEE@OPERATIONHOPE.ORG](mailto:NAI.SAELEE@OPERATIONHOPE.ORG)

Languages: ENGLISH, SPANISH

Services: MORTGAGE DELINQUENCY AND DEFAULT RESOLUTION COUNSE, PRE-PURCHASE COUNSELING, PRE-PURCHASE HOMEBUYER EDUCATION WORKSHOPS

LIST UPDATED 06/19/2018

By signing below, you acknowledge receipt of this list.

\_\_\_\_\_  
- BORROWER - BOHAN CHEN - DATE -

\_\_\_\_\_  
- BORROWER - ZHUQING CHENG - DATE -



Loan No: **68-157530A**

Borrower(s): **BOHAN CHEN**  
**ZHUQING CHENG**

## **KEY FACTS EVERY PULTE MORTGAGE LLC CUSTOMER SHOULD KNOW**

**PULTE MORTGAGE LLC** congratulates you on your purchase of a Pulte home. We are committed to providing you with information that is necessary in order to make an informed financing decision. So here is some information for you about different types of loan products that you may want to discuss with your **PULTE MORTGAGE LLC LOAN CONSULTANT**. We encourage you to ask your **LOAN CONSULTANT** any additional questions that you may have prior to making your loan product selection.

### **Key Facts About Amortizing, Interest-Only, and Payment Option Mortgages**

This information can help you decide if an amortizing, interest-only mortgage, or a mortgage with the option to make a minimum payment (a payment-option mortgage) is right for you.

#### **Amortizing Mortgages**

Amortization is a term used to describe the process for repayment of mortgage debt (e.g. "principal") through regular monthly installment payments. An amortization payment is a payment containing funds that will be applied to both principal as well as interest.

#### **Interest-Only Mortgages**

Interest-Only Mortgages allow you to pay only the interest on the money you borrowed for the first few years of the mortgage (the "interest-only period").

##### **If you pay only the amount due, then at the end of the interest-only period:**

- You will still owe the original amount you borrowed.
- Your monthly payment will increase because you must pay back the principal as well as interest. Your payment could increase even more if you have an adjustable rate mortgage ("ARM") and interest rates increase.

**Payment Option Mortgages** allow you to choose among several payment options each month during the first few years of the loan (the "option period"). The option period will end earlier than scheduled if the amount you owe grows beyond a set limit - for example, 110% or 125% of your original mortgage amount.

##### **During the option period, the payment options usually include:**

- A payment of principal and interest, which reduces the amount you owe over time.
- An interest-only payment, which does not reduce the amount you owe.
- A minimum payment, which may be less than the interest due that month. *If you choose this option, any unpaid interest will increase the amount you owe.*

##### **At the end of the option period, depending on what payment options you chose:**

- You could owe substantially more than the original amount you borrowed.
- Your monthly payment could increase significantly because:
  - You may have to start paying back principal, as well as interest.
  - Unpaid interest may increase the amount you owe.
  - Interest rates may have increased (if you have an ARM).



Loan No: 68-157530A

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

### Additional Information

- **Home Equity** - If you make interest-only payments, your payments are not building home equity. And, if you make only the minimum payment on a payment option mortgage, you may be losing home equity. This may make it harder to refinance your mortgage or to obtain funds from selling or refinancing your home.
- **Prepayment Penalties** - Some mortgages require you to pay a lump-sum prepayment penalty if you sell your home or refinance during the first few years of the loan. You should find out if your mortgage has a prepayment penalty, how it works, and how much it could be.
- **No Doc/Low Doc Loans** - "Reduced documentation" or "stated income" loans usually have higher interest rates or other costs compared to "full documentation" loans that require you to verify your incomes and assets.
- **Subordinate or Second Lien Loans**. Sometimes a borrower may obtain a second loan, in addition to the primary loan. These subordinate or second-lien loans may reduce the amount of down payment that is required to purchase a home. Subordinate or second-lien loans typically have higher interest rates than primary loans. They also mean that a borrower may have less home equity.

### SAMPLE MORTGAGE COMPARISON

(Not actual loans available)

Sample Loan Amount \$200,000 - 30-Year Term - Interest Rates For Example Purposes Only

#### REQUIRED MONTHLY PAYMENTS

	<b>Traditional Fixed Rate Mortgage</b> (7%)	<b>5-Year Interest-Only ARM</b> (initial rate 7%; maximum rate 12%)	<b>Payment Option ARM</b> (rate in 1st month 2%; variable rate after 1st month (starting at 7%); maximum rate 12%)
<b>Years 1-5</b>	<b>\$1,331</b>	<b>\$1,167</b>	<b>\$739 - \$987</b> (increasing annually)
<b>Year 6 - if rates don't change</b>	<b>\$1,331</b>	<b>\$1,414</b>	<b>\$1,565</b>
<b>Year 6 - if rates rise 2%</b>	<b>\$1,331</b>	<b>\$1,678</b>	<b>\$1,859</b>
<b>Year 8 - if rates rise 5%</b>	<b>\$1,331</b>	<b>\$2,094</b>	<b>\$2,319</b>

#### EFFECT ON LOAN BALANCE AND HOME EQUITY

<b>After 5 Years, How Much Will You Owe?</b>	<b>\$188,263</b>	<b>\$200,000</b>	<b>\$221,486</b>
<b>After 5 years, How Much Home Equity Have Your Loan Payments Build?</b>	<b>\$11,737</b>	<b>\$0</b>	<b>NEGATIVE \$21,486</b>





## Notice of Intent to Apply for Joint Credit

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018

Lender: PULTE MORTGAGE LLC

Borrower(s): BOHAN CHEN  
ZHUQING CHENG

Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

We the undersigned Borrowers understand that the submission of joint financial information is not sufficient to establish our intent to apply for joint credit. By completing and signing this Notice of Intent to Apply for Joint Credit, we are establishing our intent to apply for joint credit.

12 CFR §1002.7(d)(1)


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- BORROWER - BOHAN CHEN - DATE -

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- BORROWER - ZHUQING CHENG - DATE -

PULTE MORTGAGE LLC (NMLS #: 1791) | DAN BOYER (License #: CA-DB01316632, NMLS #: 1316632)

 3393.23

Page 1 of 1



DT0-394-606

OCCUPANCY STATEMENT

CHEN  
Loan #: 68-157530A  
MIN: 100057400005489283

Date: JUNE 22, 2018  
Lender: PULTE MORTGAGE LLC  
Borrower(s): BOHAN CHEN  
ZHUQING CHENG  
Property Address: 1495 CHERRY CIRCLE, MILPITAS, CA 95035

Borrower hereby declares, under penalty of perjury, as follows:

- ☒ **Owner Occupied**  
I/We will occupy the subject property as my/our principal residence within 60 days after the date of closing as required by, and in compliance with, the terms of the Deed of Trust/Mortgage/Security Instrument relating to the subject property. I/We will continue to occupy the property as my/our principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing or extenuating circumstances exist which are beyond my/our control.
- ☐ **Occupied as a Second Home**  
I/We will occupy the subject property as my/our second residence as required by, and in compliance with, the terms of the Deed of Trust/Mortgage/Security Instrument relating to the subject property.
- ☐ **Investment Property - Will Not Occupy**  
I/We will not occupy the subject property.

I/We are aware of and understand that if at any time it is determined that the foregoing statement is untrue, I/We will be subject to prosecution for fraud under applicable state laws.

I certify under penalty of Chapter 18, U.S.C. 1010 to 1014 that the statement contained herein is true and correct.

- BORROWER - BOHAN CHEN - DATE -

- BORROWER - ZHUQING CHENG - DATE -

