

DOCUMENT CHECKLIST



Please provide the applicable items below so that we can quickly and efficiently process your application.

PURCHASE TRANSACTIONS:

- ☐ Copy of Driver's License
- ☐ Copy of most recent 2 years Federal tax returns with ALL pages
- ☐ Most recent 2 years of W-2's or 1099's or both if applicable
- ☐ Award Letters (most recent annual) for Social Security, Pension, VA disability, etc.
- ☐ Pay stubs covering the most recent 30 Day Period
- ☐ Most recent 2 months Bank Statements, all pages, for all accounts
- ☐ Most Recent 2 months Statements for Retirement Accounts and/or Pensions or Annuities
- ☐ Copy of Contract of Sale/Purchase Agreement for the property you are purchasing
- ☐ If selling your current property, you will need to provide a copy of those contracts as well
- ☐ Copy of earnest money deposit check and bank statement or proof to show where the funds came from

IF SELF-EMPLOYED:

- ☐ Copy of most recent 2 years of Business Tax Returns all pages
- ☐ 2 months Business Bank Statements if any funds from the business will be used to purchase the home
- ☐ CPA letter stating how long you have been self-employed (minimum of 2 years)
- ☐ Copy of Business license if applicable
- ☐ Current Profit/Loss Statement

REFINANCE:

- ☐ All of the above documents will be needed in addition to your:
 - ☐ Copy of Most Recent months Mortgage Statement
 - ☐ Current Tax Bill and Homeowners Insurance Declaration Page

IF APPLICABLE, YOU WILL ALSO NEED:

- ☐ If you own additional Rental Properties, a Vacation home, or Investment Properties:
 - ☐ Current mortgage statements
 - ☐ Current Tax bill and Homeowners declaration page
 - ☐ Any rental agreements or leases you have on the properties
- ☐ If the home you are buying has a Homeowners Association
 - ☐ Provide name, address, and phone number of the Association
 - ☐ Provide the Amount of the Monthly HOA Dues and Copy of Master Deed and Bylaws if available
- ☐ Complete copy of Bankruptcy Dockets and Petitions and copy of Discharge
- ☐ Complete Foreclosure and/or Short Sale paperwork including the Closing Disclosure from closing
- ☐ Complete copy of Divorce Decree and Property Settlement documents
- ☐ Child support/Alimony Court Order and evidence Current and Up-to-Date

210 Lake Drive East, Suite 300 ■ Cherry Hill, NJ 08002

1STCOLONIAL.COM

Shares of 1st Colonial Bancorp, Inc. common stock are publicly traded on the OTC Bulletin Board under the symbol FCOB.



Uniform Residential Loan Application

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

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

1a. Personal Information**Name** (First, Middle, Last, Suffix)

Melissa A Bemer

Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)

MELISSA J BEMER, A BEMER MELISSA, Melissa A Bemer

Social Security Number 577-13-6417

(or Individual Taxpayer Identification Number)

Date of Birth

(mm/dd/yyyy)

06/16/1986

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

Each Borrower intends to apply for joint credit.

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

(First, Middle, Last, Suffix)

Stephen J Boerner

Marital Status☒ Married☐ Separated☐ Unmarried*

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

Dependents (not listed by another Borrower)

Number _____

Ages _____

Contact Information**Home Phone** (215)530-0545**Cell Phone** _____**Work Phone** _____**Ext.** _____**Email** melissabemer@gmail.com**Current Address**

Street 3 Hedgerow Lane

Unit # _____

City Wayne

State PA

Zip 19087

Country US

How Long at Current Address? 2 Years _____ Months **Housing** ☐ No primary housing expense ☐ Own ☒ Rent (\$ _____ /month)**If at Current Address for LESS than 2 years, list Former Address**☒ **Does not apply**

Street _____

Unit # _____

City _____

State _____

Zip _____

Country _____

How Long at Former Address? _____ Years _____ Months **Housing** ☐ No primary housing expense ☐ Own ☐ Rent (\$ _____ /month)**Mailing Address** - if different from Current Address☒ **Does not apply**

Street _____

Unit # _____

City _____

State _____

Zip _____

Country _____

Borrower Name: Melissa A Bemer

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1b. Current Employment/Self Employment and Income☐ Does not applyEmployer or Business Name University of Penn Health System Phone _____

Street _____ Unit # _____

City _____ State _____ Zip _____ Country USPosition or Title NurseStart Date 05/01/2016 (mm/dd/yyyy)

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

Check if this statement applies:☐ I am employed by a family member, property seller, real estate agent, or other party to the transaction.☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25%. ☐ I have an ownership share of 25% or more. Monthly Income (or Loss) \$ _____**Gross Monthly Income**

Base	\$	<u>6,250.00</u>	/month
Overtime	\$	_____	/month
Bonus	\$	_____	/month
Commissions	\$	_____	/month
Military			
Entitlements	\$	_____	/month
Other	\$	_____	/month
TOTAL	\$	<u>6,250.00</u>	/month

1c. IF APPLICABLE, Complete Information for Additional Employment/Self Employment and Income☒ Does not apply**1d. IF APPLICABLE, Complete Information for Previous Employment/Self Employment and Income**☒ Does not apply**1e. Income from Other Sources**☒ Does not apply**Include income from other sources below. Under Income Source, choose from the sources listed here:**

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

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.

Section 2: Financial Information - Assets and Liabilities. This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.**2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have****Include all accounts below. Under Account Type, choose from the types listed here:**

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

Account Type - use list above	Financial Institution	Account Number	Cash or Market Value
			\$
Provide TOTAL Amount Here			\$

2b. Other Assets You Have☐ Does not apply**Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:**

Assets		Credits
* Proceeds from Real Estate Property to be sold on or before closing	* Proceeds from Sale of Non-Real Estate Asset	* Earnest Money
	* Secured Borrowed Funds	* Employer Assistance
		* Lot Equity
		* Relocation Funds
		* Rent Credit
		* Sweat Equity
		* Trade Equity

Asset or Credit Type - use list above	Cash or Market Value
Earnest Money	\$ 40,000.00
Provide TOTAL Amount Here	\$ 40,000.00

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

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

* Revolving (e.g., credit cards)

* Installment (e.g., car, student, personal loans)

* Open 30-Day (balance paid monthly)

* Lease (not real estate)

* Other

Account Type -use list above	Company Name	Account Number	Unpaid Balance To be paid off at or before closing	Monthly Payment
Installment	NHHELC/GSM&R	500000115791124	\$ 12,500.00 <input type="checkbox"/>	\$ 0.00
Installment	NHHELC/GSM&R	500000139175124	\$ 6,250.00 <input type="checkbox"/>	\$ 0.00
Installment	NHHELC/GSM&R	500000145086024	\$ 6,250.00 <input type="checkbox"/>	\$ 0.00

2d. Other Liabilities and Expenses☒ Does not apply

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

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

Monthly Payment

Section 3: Financial Information - Real Estate.

This section asks you to list all properties you currently own and what you owe on them.

☒ I do not own any real estate**3a. Property You Own**

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

3b. IF APPLICABLE, Complete Information for Additional Property☒ Does not apply**Section 4: Loan and Property Information.**

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

4a. Loan and Property Information

Loan Amount\$ 360,000.00 Loan Purpose ☒ Purchase ☐ Refinance ☐ Other _____

Property Address Street 246 N. 3rd St Unit # 4CD City Philadelphia State PA Zip 19106

County PHILADELPHIA Number of Units 1 Property Value\$ 400,000.00

Occupancy ☒ Primary Residence ☐ Second Home ☐ Investment Property

1. **Mixed-Use Property.** If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop)

☒ NO ☐ YES

2. **Manufactured Home.** Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis)

☒ NO ☐ YES**4b. Other New Mortgage Loans on the Property You are Buying or Refinancing**☒ Does not apply**4c. Rental Income on the Property You Want to Purchase**

For Purchase Only

☒ Does not apply**4d. Gifts or Grants You Have Been Given or Will Receive for this Loan**☒ Does not apply

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

* Community Nonprofit

* Federal Agency

* Relative

* State Agency

* Lender

* Employer

* Local Agency

* Religious Nonprofit

* Unmarried Partner

* Other

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

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

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

5b. About Your Finances

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

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Section 6: Acknowledgments and Agreements.

This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

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

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

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

(2) The Property's Security

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

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

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

(4) Electronic Records and Signatures

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

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

- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

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

(6) Authorization for Use and Sharing of Information

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

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

Melissa A Bemer
Borrower Signature 03/08/22 01:26:29 PM PST

Date (mm/dd/yyyy)

Additional Borrower Signature _____

Date (mm/dd/yyyy)

Borrower Name: Melissa A Bemer

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Section 7: Military Service.

This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☒ NO ☐ YES
If YES, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour _____ (mm/dd/yyyy)
☐ Currently retired, discharged, or separated from service
☐ Only period of service was a non-activated member of the Reserve on National Guard
☐ Surviving spouse

Section 8: Demographic Information.

This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

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

Instructions: You may select one or more "Hispanic or Latino" origins and one or more designations for "Race." If you do not wish to provide some or all of this information, select the applicable check box.

Ethnicity

- ☐ Hispanic or Latino
☐ Mexican ☐ Puerto Rican ☐ Cuban
☐ Other Hispanic or Latino - Enter origin: _____

Examples: Argentinean, Colombian, Dominican,
Nicaraguan,
Salvadoran, Spaniard, etc.

- ☒ Not Hispanic or Latino
☐ I do not wish to provide this information

Sex

- ☒ Female
☐ Male
☐ I do not wish to provide this information

Race

- ☐ American Indian or Alaska Native - Enter name of enrolled
or principal tribe: _____
☐ Asian
☐ Asian Indian ☐ Chinese ☐ Filipino
☐ Japanese ☐ Korean ☐ Vietnamese
☐ Other Asian - Enter race: _____

Examples: Hmong, Laotian, Thai, Pakistani, Cambodian, etc.

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

Examples: Fijian, Tongan, etc.

- ☒ 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

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Section 9: Loan Originator Information. To be completed by your **Loan Originator.**

Loan Originator Information

Loan Originator Organization Name 1st Colonial Community Bank
Address 210 Lake Drive East, Cherry Hill, New Jersey 08002
Loan Originator Organization NMLSR ID # 677617 State License ID # _____
Loan Originator Name Daniel Charyna
Loan Originator NMLSR ID # 896178 State License ID # _____
Email dcharyna@1stcolonial.com Phone (856)869-4008

Daniel Charyna
Signature 03/08/22 01:06:33 PM PST Date (mm/dd/yyyy) 03/08/2022

Borrower Name: Melissa A Bemer

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Uniform Residential Loan Application - Lender Loan Information

This section is completed by your Lender.

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

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

Transaction Detail

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

Construction/Improvement Costs \$ _____

Lot Acquired Date _____ (mm/dd/yyyy)

Original Cost of Lot \$ _____

Refinance Type

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

Refinance Program

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

Energy Improvement

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

Project Type

- ☐ Condominium ☐ Cooperative ☐ Planned Unit Development (PUD) ☒ Property is not located in a project

L2. Title Information

Title to the Property **Will** be Held in What Name(s):
 Stephen J Boerner, Melissa A Bemer

For Refinance: Title to the Property is **Currently** Held in What Name(s):

Estate Will be Held in

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

Manner in Which Title Will be Held

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

Trust Information

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

Indian Country Land Tenure

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

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

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

Terms of LoanNote Rate 4.250%Loan Term 360 (months)**Mortgage Lien Type**

- ☒ First Lien
☐ Subordinate Lien

Amortization Type

- ☒ Fixed Rate ☐ Other (explain): _____

- ☐ Adjustable Rate

If Adjustable Rate:

Initial Period Prior to First Adjustment _____ (months)

Subsequent Adjustment Period _____ (months)

Loan Features

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

Proposed Monthly Payment for PropertyFirst Mortgage (P & I) \$ 1,770.98

Subordinate Lien(s) (P & I) \$ _____

Homeowner's Insurance \$ 75.00

Supplemental Property Insurance \$ _____

Property Taxes \$ 558.66Mortgage Insurance \$ 75.00Association/Project Dues (Condo, Co-Op, PUD) \$ 695.00

Other \$ _____

TOTAL \$ 3,174.64

L4. Qualifying the Borrower - Minimum Required Funds or Cash Back**DUE FROM BORROWER(S)**

A. Sales Contract Price	\$ 400,000.00
B. Improvements, Renovations, and Repairs	\$
C. Land (if acquired separately)	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own)	\$ 0.00
E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe)	\$
F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)	\$ 23,339.74
G. Discount Points	\$ 0.00
H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)	\$ 423,339.74

TOTAL MORTGAGE LOANS

I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$ <u>360,000.00</u> Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$ _____	\$ 360,000.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing (See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)	\$
K. TOTAL MORTGAGE LOANS (Total of I and J)	\$ 360,000.00

TOTAL CREDITS

L. Seller Credits (Enter the amount of Borrower(s) costs paid by the property seller)	\$ 0.00
M. Other Credits (Enter the sum of all other credits - Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)	\$ 40,000.00
N. TOTAL CREDITS (Total of L and M)	\$ 40,000.00

CALCULATION

TOTAL DUE FROM BORROWER(s) (Line H)	\$ 423,339.74
LESS TOTAL MORTGAGE LOANS (Line K) AND TOTAL CREDITS (Line N)	- \$ 400,000.00
Cash From/To the Borrower (Line H minus Line K and Line N) NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$ 23,339.74

1st Colonial Community Bank

210 Lake Drive East, Cherry Hill, NJ 08002

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 3/8/2022
APPLICANTS Stephen J Boerner
424 N. New St
Bethlehem, PA 18018

PROPERTY 246 N. 3rd St #4CD
Philadelphia, PA 19106
SALE PRICE \$400,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☒ Conventional ☐ FHA ☐ VA ☐ _____
LOAN ID # 2022000535
RATE LOCK ☐ NO ☒ YES, until 4/6/2022 at 6:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/19/2022 at 1:00 a.m. PDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$360,000	NO
Interest Rate	4.25%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,770.98	NO
Prepayment Penalty	Does the loan have these features?	
	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1 - 7	Years 8 - 30
Principal & Interest	\$1,770.98	\$1,770.98
Mortgage Insurance	+ 75	+ _____
Estimated Escrow <i>Amount can increase over time</i>	+ 634	+ 634
Estimated Total Monthly Payment	\$2,480	\$2,405
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$1,329 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> In escrow? YES YES NO

Costs at Closing	
Estimated Closing Costs	\$23,340 Includes \$5,682 in Loan Costs + \$17,658 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$23,340 Includes Closing Costs See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges \$995

% of Loan Amount (Points)	
Loan Origination Fee	\$995

B. Services You Cannot Shop For \$1,208

Appraisal Fee	\$550
Condo Docs Review Fee	\$200
Condo Questionnaire	\$395
Credit Report Fee	\$55
Flood Certification Fee	\$8

C. Services You Can Shop For \$3,479

Title - Abstract/Title Search Fee	\$165
Title - Closing Protection Letter	\$100
Title - Electronic Document Delivery Fee	\$50
Title - Endorsements	\$180
Title - Lender's Title Insurance	\$2,507
Title - Notary Fee	\$40
Title - Notice of Settlement	\$25
Title - Overnight Delivery Fee	\$50
Title - Settlement Fee	\$262
Title - Title Examination Fee	\$100

D. TOTAL LOAN COSTS (A + B + C) \$5,682

Other Costs

E. Taxes and Other Government Fees \$8,484

Recording Fees and Other Taxes	\$484
Transfer Taxes	\$8,000

F. Prepaids \$7,604

Homeowner's Insurance Premium (12 months)	\$900
Mortgage Insurance Premium (months)	
Prepaid Interest (per day for days @)	
Property Taxes (12 months)	\$6,704

G. Initial Escrow Payment at Closing \$1,342

Homeowner's Insurance	\$75.00 per month for 3 mo.	\$225
Mortgage Insurance	per month for mo.	
Property Taxes	\$558.66 per month for 2 mo.	\$1,117

H. Other \$228

Title - Owner's Title Policy	\$228
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I. TOTAL OTHER COSTS (E + F + G + H) \$17,658

J. TOTAL CLOSING COSTS \$23,340

D + I	\$23,340
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$23,340
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$40,000
Deposit	-\$40,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$23,340

Additional Information About This Loan

LENDER 1st Colonial Community Bank
NMLS/PA LICENSE ID 677617
LOAN OFFICER Daniel Charyna
NMLS/PA LICENSE ID 896178
EMAIL dcharyna@1stcolonial.com
PHONE (856)869-4008

MORTGAGE BROKER
NMLS/PA LICENSE ID
LOAN OFFICER
NMLS/PA LICENSE ID
EMAIL
PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$116,441 \$33,092	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	4.431%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	77.099%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

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 your overdue payment of principal and interest.
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.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Stephen J Boerner

03/08/22 01:11:43 PM PST

Stephen J Boerner

Date

Melissa A Bemer

03/08/22 01:26:33 PM PST

Melissa A Bemer

Date

Addendum

APPLICANTS

Melissa A Bemer
3 Hedgerow Lane
Wayne , PA 19087

MORTGAGE LOAN RATE LOCK-IN AGREEMENT

Loan Number: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia , Pennsylvania 19106

☐ If this box is checked, this Lock-In Agreement is being provided by your mortgage broker. The mortgage lender is 1ST COLONIAL COMMUNITY BANK .

This Mortgage Loan Rate Lock- In Agreement (the "Agreement") confirms that you and the above-named Lender ("we," "us," "our" or "Lender") have locked your interest rate on the following terms:

Loan Type: CONVENTIONAL			
Interest Rate*:	4.250 %	<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> ARM: Margin: %
Loan Amount Requested:	360,000.00	Loan Term:	360
Discount Points:		Lock-In Fee:	N/A
Other Fee Locked In:	N/A	Rate Lock Expiration Date:	APRIL 6, 2022

**If this is an adjustable rate mortgage (ARM) loan, this is the locked-in initial interest rate on the loan. Subsequent interest rate adjustments will be made in accordance with loan terms for the loan type you have chosen.*

Any loan terms not listed above are not locked and are subject to change until closing documents are drawn. The rate lock applies only for the loan type, loan amount and loan term specified above. If the loan amount you applied for or the loan type or loan term changes, then the interest rate and margin (if any) quoted above may not be available for the new loan type, loan amount or loan term. The interest rate specified above will be used to fund your loan, provided your loan closes and disburses on or prior to the Rate Lock Expiration Date.

REFUNDABILITY

If the mortgage loan is not produced by the Rate Lock Expiration Date, at the rate, term, and overall cost shown above, then we will refund all fees paid by you, other than those fees which have been paid by us to a third party. Fees paid to third parties and our specific policy regarding the refundability of such fees have been disclosed to you separately. However, if failure to produce the loan is due solely to your negligence, your refusal to accept and close on a loan commitment, or your refusal or inability to provide information necessary for processing the loan, including employment verification and verifications of deposit, then the fees are not refundable.

RATE LOCK EXPIRATION

If your loan does not close and disburse by the Rate Lock Expiration Date, this Agreement will terminate and we will be under no obligation to honor the terms of this Agreement. However, at our discretion we may enter into a new Mortgage Loan Rate Lock-in Agreement extending beyond the Rate Lock Expiration Date specified herein, subject to our right to re-set the interest rate, rate lock term and all other terms and conditions. Your new Mortgage Loan Rate Lock-in Agreement will reflect our then current interest rate (which may be higher than the interest rate set forth in this Agreement) and all other applicable loan terms and conditions. If we do not offer the same loan product at that time, we are under no obligation to make that product available to you. If you withdraw your application, this Agreement will terminate automatically. If you re-apply for a loan on the same property and request a rate lock, your interest rate will be reset at the higher of the interest rate set forth in this Agreement, or the interest rate in effect at the time you re-apply. If we deny your loan request and you re-apply and request a rate lock, your interest rate will be reset at the higher of the interest rate set forth in this Agreement, or the interest rate in effect at the time of your re-application.

This Agreement is not a commitment to make a loan or an indication that your loan application has been underwritten or approved. If we approve your loan application, we will notify you of our approval. You must fulfill any approval conditions and comply with all of the terms of the loan approval prior to the closing of your loan. We anticipate that we will be able to process, underwrite, and, if the loan is approved, close the loan within the terms of this Agreement. However, certain types of situations that are unknown to us at this time could affect the processing of your loan. Examples of such situations may include, but are not limited to, the following: (1) an appraisal value of the security property that is different from the value as estimated by you; (2) credit obligations that you failed to report; (3) a change in your financial circumstances that would result in your ineligibility for the loan for which you have applied; and (4) a material change or discontinuation of a loan program of an investor or other entity, such as the U.S. Department of Housing and Urban Development, the Veterans' Administration or a private investor. As a result, we cannot guarantee that your loan can be approved or closed prior to the Rate Lock Expiration Date. If you fail to close your loan before your rate lock or loan approval expires, you may have to re-apply for your loan.

Please sign below to acknowledge your receipt and agreement with the terms and conditions of this Agreement. Please return the signed Agreement to us; be sure to keep a copy for your records. We look forward to working with you and thank you for the opportunity to be of service.

Stephen J Boerner

03/08/22 01:11:46 PM PST

Applicant Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:26:36 PM PST

Applicant Melissa A Bemer Date

BORROWER'S CERTIFICATION, AUTHORIZATION AND CONSENT

Loan Number: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK

Borrower: Melissa A Bemer

Property Address: 246 N. 3rd St #4CD, Philadelphia , Pennsylvania 19106

CERTIFICATION

The undersigned certify the following:

I have applied for a mortgage loan. In applying for the loan, I completed a loan application containing information on the purpose of the loan, the amount and source of the downpayment, 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.

I understand and agree that Lender reserves the right to change the mortgage loan review process. This may include verifying the information provided on the application.

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 this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

AUTHORIZATION TO RELEASE INFORMATION

As part of our mortgage loan application process, Lender and Other Loan Participants, may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.

I authorize third parties to provide to Lender and Other Loan Participants, 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.

I further authorize Lender to order a consumer credit report and verify other credit information.

BORROWER CONSENT TO THE USE OF TAX RETURN INFORMATION

I understand, acknowledge, and agree that the Lender and Other Loan Participants can obtain, use and share tax return information for purposes of:

- (i) providing an offer;
- (ii) originating, maintaining, managing, monitoring, servicing, selling, insuring, and securitizing a loan; or
- (iii) as otherwise permitted by applicable laws, including state and federal privacy and data security laws. ; or
- (iv) marketing

The Lender includes the Lender's affiliates, agents, service providers and any of aforementioned parties' successors and assigns.

The Other Loan Participants includes any actual or potential owners of a loan resulting from your loan application, or acquirers of any beneficial or other interest in the loan, any mortgage insurer, guarantor, any servicers or service providers for these parties and any of aforementioned parties' successors and assigns.

Melissa A Bemmer

03/08/22 01:26:40 PM PST

Borrower Melissa A Bemmer

Date

Borrower

Date

Form 4506-C (September 2020)	Department of the Treasury - Internal Revenue Service IVES Request for Transcript of Tax Return	OMB Number 1545-1872
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- Do not sign this form unless all applicable lines have been completed.
 ➤ Request may be rejected if the form is incomplete or illegible.
 ➤ For more information about Form 4506-C, visit www.irs.gov and search IVES.

1a. Name shown on tax return (if a joint return, enter the name shown first) Melissa A Bemer	1b. First social security number on tax return, individual taxpayer identification number, or employer identification number (see instructions) 577-13-6417
2a. If a joint return, enter spouse's name shown on tax return	2b. Second social security number or individual taxpayer identification number if joint tax return
3. Current name, address (including apt., room, or suite no.), city, state, and ZIP code (see instructions) Melissa A Bemer 3 Hedgerow Lane, Wayne, PA 19087	
4. Previous address shown on the last return filed if different from line 3 (see instructions)	

5a. IVES participant name, address, and SOR mailbox ID

5b. Customer file number (if applicable) (see instructions)
2022000535

Caution: This tax transcript is being sent to the third party entered on Line 5a. Ensure that lines 5 through 8 are completed before signing. (see instructions)

6. Transcript requested. Enter the tax form number here (1040, 1065, 1120, etc.) and per request 1040	Enter the tax form number here (1040, 1065, 1120, etc.) and check the appropriate box below. Enter only one tax form number	
a. Return Transcript , which includes most of the line items of a tax return as filed with the IRS. A tax return transcript does not reflect changes made to the account after the return is processed. Transcripts are only available for the following returns: Form 1040 series, Form 1065, Form 1120, Form 1120-A, Form 1120-H, Form 1120-L, and Form 1120S. Return transcripts are available for the current year and returns processed during the prior 3 processing years	<input checked="" type="checkbox"/>	
b. Account Transcript , which contains information on the financial status of the account, such as payments made on the account, penalty assessments, and adjustments made by you or the IRS after the return was filed. Return information is limited to items such as tax liability and estimated tax payments. Account transcripts are available for most returns	<input type="checkbox"/>	
c. Record of Account , which provides the most detailed information as it is a combination of the Return Transcript and the Account Transcript. Available for current year and 3 prior tax years	<input type="checkbox"/>	
7. Form W-2, Form 1099 series, Form 1098 series, or Form 5498 series transcript. The IRS can provide a transcript that includes data from these information returns. State or local information is not included with the Form W-2 information. The IRS may be able to provide this transcript information for up to 10 years. Information for the current year is generally not available until the year after it is filed with the IRS. For example, W-2 information for 2016, filed in 2017, will likely not be available from the IRS until 2018. If you need W-2 information for retirement purposes, you should contact the Social Security Administration at 1-800-772-1213		<input type="checkbox"/>

Caution: If you need a copy of Form W-2 or Form 1099, you should first contact the payer. To get a copy of the Form W-2 or Form 1099 filed with your return, you must use Form 4506 and request a copy of your return, which includes all attachments.

8. Year or period requested. Enter the ending date of the tax year or period using the mm/dd/yyyy format (see instructions)
12/31/2020 **12/31/2019**

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

Signature of taxpayer(s). I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, at least one spouse must sign. If signed by a corporate officer, 1 percent or more shareholder, partner, managing member, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-C on behalf of the taxpayer. **Note:** This form must be received by IRS within 120 days of the signature date.

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

Sign Here	Signature (see instructions) <i>Melissa A Bemer</i> 03/08/22 01:26:47 PM PST	Date	Phone number of taxpayer on line 1a or 2a (215)530-0545
	Print/Type name Melissa A Bemer		
	Title (if line 1a above is a corporation, partnership, estate, or trust)		
	Spouse's signature	Date	
	Print/Type name		

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

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

Future Developments

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

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

General Instructions

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

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

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

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

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

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

Chart for ordering transcripts

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

Specific Instructions

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Privacy Act and Paperwork Reduction Act Notice.

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

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

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

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

Learning about the law or the form 10 min.
Preparing the form 12 min.
Copying, assembling, and sending the form to the IRS 20 min.

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

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

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

EVIDENCE OF JOINT APPLICATION

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Borrower: Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD, Philadelphia , Pennsylvania 19106

If you are applying for joint credit with another person, please sign below.

We intend to apply for joint credit.

Stephen J Boerner

03/08/22 01:12:04 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:26:50 PM PST

Co-Borrower Melissa A Bemer Date

Co-Borrower Date

Co-Borrower Date

Co-Borrower Date

Co-Borrower Date

ACKNOWLEDGMENT OF RECEIPT OF INFORMATIONAL BOOKLETS

Loan Number: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia , Pennsylvania 19106

By signing below, I acknowledge receipt of the following (please check the appropriate box):

☐ Consumer Handbook on Adjustable Rate Mortgages

☒ Your Home Loan Toolkit

Stephen J Boerner

03/08/22 01:12:07 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:26:53 PM PST

Borrower Melissa A Bemer Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

AUTHORIZATION TO REVERIFY

Loan Number: 2022000535

Property Address: 246 N. 3rd St #4CD, Philadelphia , Pennsylvania 19106

I, the undersigned hereby authorize 1ST COLONIAL COMMUNITY BANK AND/OR ASSIGNS
(the "Lender")
to reverify my past and present employment earnings records, bank accounts, stock holdings and any other asset
balances to the extent you deem necessary as part of your quality control review.

I further authorize 1ST COLONIAL COMMUNITY BANK
(the "Lender")
to order a consumer credit report and reverify other credit information, including past and present mortgage and
landlord references. It is understood that a photocopy or carbon copy of this authorization form bearing a
photographic or carbon copy of my signature shall be deemed to be equivalent to the original hereof and may be
used as a duplicate original.

NOTICE TO APPLICANT: A COPY OF THIS FORM MAY BE ATTACHED TO VERIFICATION DOCUMENTS AND USED IN LIEU OF ORIGINAL SIGNATURES ON THE DOCUMENTS THEMSELVES.

Stephen J Boerner
03/08/22 01:12:10 PM PST

Applicant Stephen J Boerner Date

Melissa A Bemer
03/08/22 01:26:56 PM PST

Applicant Melissa A Bemer Date

Applicant Date

Applicant Date

Applicant Date

Applicant Date

COVID-19 ATTESTATION

Loan Number: 2022000535

Date: MARCH 8, 2022

Lender: 1ST COLONIAL COMMUNITY BANK

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD, Philadelphia , Pennsylvania 19106

The COVID-19 pandemic has had a significant economic and social impact and for some has led to unemployment and other financial hardships. In this time of uncertainty, it is important to ensure all borrowers' ability to repay a new mortgage loan and confirm the information used to approve your loan remains true and accurate. In addition, it is important you are aware that recent federal actions to provide payment relief to homeowners may be subject to conditions or not available for your mortgage loan.

By signing below, I affirm that (1) the income documentation submitted for qualifying purposes is unchanged and not affected by the COVID-19 resulting economic impact and (2) I am not aware of any future changes in my employment status and/or income that will affect my ability to repay my loan.

Stephen J Boerner

03/08/22 01:12:13 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:26:58 PM PST

Borrower Melissa A Bemer Date

DISCLOSURE NOTICES

File Name:

Date: MARCH 8, 2022

Borrower Name(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia , Pennsylvania 19106

ECOA NOTICE

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract): because all or part of the applicant's income is derived from a public assistance program; or because the applicant has in good faith exercised any rights under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is: Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20680.

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

OCCUPANCY STATEMENT

Applicant(s) hereby certify and acknowledge that, upon taking title to the real property described above, their occupancy status will be as follows:

- ☒ Primary Residence - Occupied by Applicant(s) within 30 days of closing.
- ☐ Secondary Residence - To be occupied by Applicant(s) at least 15 days yearly, as second home (vacation etc.), while maintaining principal residence elsewhere. [Please check this box if you plan to establish it as your primary residence at a future date (e.g., retirement)].
- ☐ Investment Property - Not owner occupied. Purchased as an investment to be held or rented.

The Applicant(s) acknowledge it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statement concerning this loan application under the provisions of Title 18, United State Code Section 1014.

COPY OF APPRAISAL REPORT

You have the right to a copy of the appraisal report to be obtained in connection with the loan for which you are applying, provided that you have paid for or are willing to pay for the appraisal. If you want a copy of the appraisal report, please call or submit a written request to the following address:

1ST COLONIAL COMMUNITY BANK
210 LAKE DRIVE EAST, SUITE 300
CHERRY HILL, NEW JERSEY 08002

The signature(s) below acknowledges your receipt of this notice of your right to a copy of the appraisal report. Please keep this notice with your other loan records.

FHA LOANS ONLY

If you prepay your loan on other than the regular installment date, you may be assessed interest charges until the end of that month.

GOVERNMENT LOANS ONLY

RIGHT TO FINANCIAL PRIVACY ACT OF 1978 - This is notice to you as required by the Right of Financial Privacy Act of 1978 that the Department of Housing and Urban Development or Department of Veterans Affairs has a right of access to financial records held by a financial institution in connection with the consideration of administration of assistance to you. Financial records involving your transaction will be available to the Department of Housing and Urban Development or Department of Veterans Affairs without further notice or authorization but, will not be disclosed or released to another Government Agency or Department without your consent except as required or permitted by law.

EMPLOYMENT CERTIFICATION

An approval for a loan is based upon employment, income and obligations as shown on the loan application. At closing, the applicant and co-applicant/spo use, if applicable, are required to execute a sworn statement affirming that they are currently working as previously reported, have not received notice of layoff nor have knowledge of pending layoff, and that outstanding obligations are substantially the same as reported on the application. Should a change occur in your employment or financial status prior to loan closing, immediately notify your loan officer, as it will be necessary to obtain approval for any changes.

Stephen J Boerner

03/08/22 01:15:45 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:01 PM PST

Borrower Melissa A Bemer Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

FEDERAL EQUAL CREDIT OPPORTUNITY ACT NOTICE

Loan Number: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106

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

The Federal Agency that administers compliance with this law concerning this creditor is:

FEDERAL DEPOSIT INSURANCE CORPORATION
1100 WALNUT ST, BOX #11
KANSAS CITY, MO 64106

By signing below, I/we acknowledge that I/we have read and received a copy of this document.

Stephen J Boerner

03/08/22 01:15:56 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:04 PM PST

Borrower Melissa A Bemer Date

FLOOD CERTIFICATION

Loan Number: 2022000535

Date: MARCH 8, 2022

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD, Philadelphia , Pennsylvania 19106

CERTIFICATION

The Flood Disaster Protection Act of 1973 requires the borrower to obtain and maintain flood insurance if the property is located within an area designated by the Federal Emergency Management Agency as having special flood hazard and flood insurance is available for sale in such area under the National Flood Insurance Program. The amount of flood insurance required will be equal to, the outstanding balance of the loan or the maximum limit of coverage available under the National Flood Insurance Program, whichever is less.

I understand that if the property is currently located in a flood designated area or if in the future the Federal Emergency Management Agency reverses their flood determination regarding the above referenced property and determines the property is located in a Special Flood Hazard Area, flood insurance must be obtained and maintained by the undersigned. I will purchase such insurance.

Stephen J Boerner
03/08/22 01:15:59 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer
03/08/22 01:27:07 PM PST

Borrower Melissa A Bemer Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

FREEDOM TO CHOOSE INSURANCE COMPANY AND INSURANCE PROFESSIONAL

Lender: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD, Philadelphia , Pennsylvania 19106

The undersigned person(s) ("you" or "your") hereby acknowledge(s) that you have been informed by the above-named Lender that:

- Although the Lender may require you to purchase insurance to cover the real property that is being used as security for the loan, the Lender may not require, as a condition to the extension of credit or any subsequent renewal or extension thereof, that you negotiate or purchase such insurance through a particular insurer, agent, solicitor or broker.
- You may purchase insurance to cover the real property that is being used as security for the loan from the insurance company, agent, solicitor or broker of your choice.
- The Lender may not disapprove any insurance policy you provide for the protection of the real property securing repayment of the loan, unless such disapproval is based solely on reasonable standards uniformly applied, relating to the extent of coverage required and the financial soundness and the services of the insurance company, agent, solicitor or broker you select.

The undersigned hereby acknowledge receipt of a true copy of this disclosure.

Stephen J Boerner

03/08/22 01:16:02 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:10 PM PST

Borrower Melissa A Bemer Date

HOUSING COUNSELORS NEAR YOU

Loan Number: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK

Borrower(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106

10 CLOSEST RESULTS TO ZIP CODE 18018

The counseling agencies on this list are approved by the U.S. Department of Housing and Urban Development (HUD), and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. This list shows you several approved agencies in your area. You can find other approved counseling agencies at the Consumer Financial Protection Bureau's (CFPB) website: consumerfinance.gov/mortgagehelp or by calling 1-855-411-CFPB (2372). You can also access a list of nationwide HUD-approved counseling intermediaries at: <https://www.hudexchange.info/programs/housing-counseling/customer-service-feedback/>

1. COMMUNITY ACTION COMMITTEE OF LEHIGH VALLEY, INC.	Distance
1337 E 5th St	2.2 miles
Bethlehem, Pennsylvania 18015-2103	

Website: <https://www.cacvl.org>

Phone 484-893-1036

Email Address sgottwald@cacvl.org

Languages

English, Spanish

Services

Mortgage Delinquency and Default Resolution Counseling | Resolving/Preventing Mortgage Delinquency Workshop | Financial Management/Budget Counseling | Financial: Budgeting and Credit Repair Workshops | Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops | Rental Housing Counseling

2. CATHOLIC CHARITIES DIOCESE OF ALLENTOWN

900 S. Woodward St.
ALLENTOWN, PENNSYLVANIA 18103-4179

Distance

4.2 miles

Website: <http://n/a>

Phone 610-435-1541-356

Email Address auzupis@allentowndiocese.org

Languages

English

Services

Financial Management/Budget Counseling | Reverse Mortgage Counseling

3. CREDIT COUNSELING CENTER

11 Welden Dr., Suite 200
DOYLESTOWN, PENNSYLVANIA 18901-2359

Distance

24.1 miles

Website: <https://www.creditcounselingcenter.org>

Phone 215-348-8003

Email Address info@creditcounselingcenter.org

Languages

English

Services

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Non-Delinquency Post Purchase Workshops | Predatory Lending Education Workshops | Pre-purchase
Counseling | Pre-purchase Homebuyer Education Workshops | Rental Housing Counseling

4. INTEGRA HOME COUNSELING, INC.

3110 Route 611
Tannersville, Pennsylvania 18372-8054

Distance
27.8 miles

Website: <http://www.integrapa.org>

Phone 570-620-2438

Email Address N/A

Languages

English, Spanish

Services

Mortgage Delinquency and Default Resolution Counseling | Resolving/Preventing Mortgage Delinquency Workshop | Services for Homeless Counseling | Pre-purchase Counseling | Rental Housing Counseling

5. BUCKS COUNTY HOUSING GROUP

626 Jacksonville Rd
Warminster, Pennsylvania 18974-4872

Distance
33.0 miles

Website: N/A

Phone 215-394-8259

Email Address space@bchg.org

Languages

English

Services

Financial Management/Budget Counseling | Financial: Budgeting and Credit Repair Workshops | Fair Housing Pre-Purchase Education Workshops | Services for Homeless Counseling | Predatory Lending Education Workshops | Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops | Rental Housing Counseling

6. NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.

213 N 5th St Ste 1030
Reading, Pennsylvania 19601-3392

Distance
34.5 miles

Website: <http://www.nhsgb.org>

Phone 610-372-8433

Email Address Dsansary@nhsgb.org

Languages

English, Spanish

Services

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling | Fair Housing Pre-Purchase Education Workshops | Home Improvement and Rehabilitation Counseling | Non-Delinquency Post Purchase Workshops | Predatory Lending Education Workshops | Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops | Rental Housing Counseling

7. BERKS COMMUNITY ACTION PROGRAM BUDGET COUNSEL

645 Penn St
Reading, Pennsylvania 19601-3543

Distance
34.5 miles

Website: N/A

Phone 610-375-7866

Email Address hacruz@bcapberks.org

Languages

English, Spanish

Services

Mortgage Delinquency and Default Resolution Counseling | Services for Homeless Counseling | Rental Housing Counseling

8. GENESIS HOUSING CORPORATION

1430 Dekalb St
Norristown, Pennsylvania 19401-3426

Distance

34.9 miles

Website: N/A

Phone 610-275-4357

Email Address nikki@genesishousing.org

Languages

English

Services

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Financial: Budgeting and Credit Repair Workshops | Non-Delinquency Post Purchase Workshops |
Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops

9. CREDIT COUNSELING CENTER

832 Second Street Pike
Richboro, Pennsylvania 18954-1098

Distance

35.0 miles

Website: <https://www.creditcounselingcenter.org>

Phone 215-348-8003

Email Address cindy@creditcounselingcenter.org

Languages

English

Services

Mortgage Delinquency and Default Resolution Counseling | Resolving/Preventing Mortgage Delinquency
Workshop | Financial Management/Budget Counseling | Financial: Budgeting and Credit Repair
Workshops | 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 | Rental Housing Workshops

10. **CCCS OF DELAWARE VALLEY, INC. DBA CLARIFI**
101 Greenwood Avenue, Suite 340
JENKINTOWN, PENNSYLVANIA 19046-2627

Distance
39.3 miles

Website www.clarifi.org

Phone 800-989-2227

Email Address customerservice@clarifi.org

Languages

English

Services

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Services for Homeless Counseling | Non-Delinquency Post Purchase Workshops | Pre-purchase
Counseling | Pre-purchase Homebuyer Education Workshops | Rental Housing Counseling | Reverse
Mortgage Counseling

USA PATRIOT ACT IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT

Loan Number: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Applicant(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia , Pennsylvania 19106

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

By signing below, I/we acknowledge that I/we have read and received a copy of this document.

Stephen J Boerner

03/08/22 01:16:05 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:13 PM PST

Borrower Melissa A Bemer Date

NOTICE OF INTENT TO PROCEED WITH LOAN APPLICATION

Loan Number: 2022000535

Date: MARCH 8, 2022

Name of Originator: Daniel Charyna (NMLS # 896178)
1st Colonial Community Bank (NMLS # 677617)

Borrower Name(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia , Pennsylvania 19106

NOTE: DO NOT SIGN THIS FORM UNLESS YOU WISH TO PROCEED WITH THE LOAN APPLICATION COVERED BY THE GFE OR LOAN ESTIMATE, AS APPLICABLE. IF YOU DO WISH TO PROCEED, PLEASE RETURN A SIGNED AND DATED COPY OF THIS NOTICE OF INTENT TO PROCEED TO THE LOAN ORIGINATOR.

Each of the undersigned Borrower(s), having received a copy of a Good Faith Estimate ("GFE") or Loan Estimate, as applicable, dated 3/8/2022, hereby expresses his or her intention to continue with the loan application covered by the GFE or Loan Estimate.

Stephen J Boerner

03/08/22 01:13:00 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:15 PM PST

Borrower Melissa A Bemer Date

PENNSYLVANIA APPLICATION DISCLOSURES

Loan No.: 2022000535

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Applicant Name(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia , Pennsylvania 19106

FEES YOU MUST PAY

Set forth below are some of the fees you will be required to pay in connection with your application for a mortgage loan with us. This disclosure does not disclose all of the fees and charges that you may be obligated to pay in connection with your loan. Estimates of those other fees and charges are reflected on the Good Faith Estimate of settlement charges or Loan Estimate (as applicable) and are generally refundable prior to settlement only if the goods or services to which the costs relate have not been ordered, unless otherwise required by applicable law.

FEE	AMOUNT	REFUNDABILITY AND OTHER INFORMATION
Application Fee	\$	The application fee will be applied toward the cost of, among other things, soliciting, processing, placing or negotiating your mortgage loan application. This fee is refundable if your mortgage loan fails to close within the time, and at the rate, term and overall cost, specified in any lock-in and/or commitment agreement between you and your lender; provided, however, that the application fee will not be refunded if such failure to close is due to your negligence, or your refusal to accept and close on a loan commitment or your refusal or inability to provide information necessary for processing, including, but not limit to, employment verifications and verifications of deposits.
Appraisal Fee*	\$ 550.00	<input type="checkbox"/> Non-refundable <input type="checkbox"/> If the appraisal has not been ordered, the full amount will be refunded <input type="checkbox"/> \$ will be refunded to you if:
Credit Report Fee*	\$ 55.00	<input type="checkbox"/> Non-refundable <input type="checkbox"/> If the credit report has not been ordered, the full amount will be refunded <input type="checkbox"/> \$ will be refunded to you if:

Other Third-Party Fee*	\$ 8.00	<input type="checkbox"/> Non-refundable <input type="checkbox"/> If the services have not been ordered, the full amount will be refunded <input type="checkbox"/> \$ will be refunded to you if:
Other Third-Party Fee*	\$ 50.00	<input type="checkbox"/> Non-refundable <input type="checkbox"/> If the services have not been ordered, the full amount will be refunded <input type="checkbox"/> \$ will be refunded to you if:

*These fees are estimates of the actual cost of the services. Should the actual costs exceed the estimates, you understand that you will be billed and will pay the shortfall at or prior to closing.

FREEDOM TO CHOOSE INSURANCE PROVIDER

- A lender may not require, as a condition to the extension of credit or any subsequent renewal or extension thereof, repayment of which is secured by real property, that you negotiate or purchase any insurance policy through a particular insurer, agent, solicitor or broker.
- You may purchase insurance from the insurance company, agent, solicitor or broker of your choice.
- A lender may not disapprove any insurance policy you provide for the protection of the property securing the loan, unless such disapproval is based solely on reasonable standards uniformly applied, relating to the extent of coverage required and the financial soundness and the services of the insurance company, agent, solicitor or broker you select.
- If you elect to obtain property insurance through the lender, the lender must obtain your consent to insurance in writing.

By signing below, I/we acknowledge that I/we have read and received a copy of this document.

Stephen J Boerner

03/08/22 01:13:04 PM PST

Applicant Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:19 PM PST

Applicant Melissa A Bemer Date

NOTICE REGARDING REFUNDABILITY OF FEES

Date: MARCH 8, 2022

Provided By: 1ST COLONIAL COMMUNITY BANK (NMLS # 677617)

Applicant(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106

As used herein, the terms "we" and "us" refer to the above-named licensee, and "you" and "your" refer to each of the above-named mortgage loan applicants.

We shall refund all fees, other than those fees we pay to a third party, paid by you when a mortgage loan is not produced within the time specified by us or by the mortgage banker, loan correspondent, mortgage broker or limited mortgage broker, as the case may be, at the rate, term and overall cost agreed to by you, provided, however, that we shall not refund any such fees when the failure to produce a loan is due solely to:

- your negligence;
- your refusal to accept and close on a loan commitment; or
- your refusal or inability to provide information necessary for processing, including, but not limited to, employment verifications and verifications of deposits.

ACKNOWLEDGMENT

I/We hereby acknowledge receipt of this notice. This notice is not a commitment to lend.

Stephen J Boerner

03/08/22 01:13:07 PM PST

Applicant Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:22 PM PST

Applicant Melissa A Bemer Date

FACTS

WHAT DOES 1ST COLONIAL COMMUNITY BANK DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">▪ Social Security number and income▪ Account balances and payment history▪ Credit history and credit scores <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	<p>All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons 1ST COLONIAL COMMUNITY BANK chooses to share; and whether you can limit this sharing.</p>

Reasons we can share your personal information	Does 1ST COLONIAL COMMUNITY BANK share?	Can you limit this sharing?
For our everyday business purposes- such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	YES	NO
For our marketing purposes- to offer our products and services to you	YES	NO
For joint marketing with other financial companies	NO	WE DO NOT SHARE
For our affiliates' everyday business purposes- information about your transactions and experiences	NO	WE DO NOT SHARE
For our affiliates' everyday business purposes- information about your creditworthiness	NO	WE DO NOT SHARE
For our affiliates to market to you	NO	WE DO NOT SHARE
For nonaffiliates to market to you	NO	WE DO NOT SHARE

Questions?	Call (856)858-1100 or go to www.1stColonial.com
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Who we are**Who is providing this notice?**

1ST COLONIAL COMMUNITY BANK

What we do**How does 1ST COLONIAL
COMMUNITY BANK****protect my personal information?**

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

**How does 1ST COLONIAL
COMMUNITY BANK****collect my personal information?**

We collect your personal information, for example, when you:

- Open an account or deposit money
- pay your bills or apply for a loan
- use your credit or debit card

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only:

- sharing for affiliates' everyday business purposes - information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions**Affiliates**

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *1st Colonial Community Bank does not share with our affiliates*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *1st Colonial Community Bank does not share with non affiliates so they can market to you.*

Joint Marketing

A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

- *1st Colonial Community Bank doesn't jointly market.*

Other important information

RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE

Loan Number: 2022000535

Date: MARCH 8, 2022

Borrower: Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106
1ST COLONIAL COMMUNITY BANK

YOUR CREDIT SCORE AND THE PRICE YOU PAY FOR CREDIT

Your Credit Score

Your credit score

787

Source: Equifax

Date: 03/04/2022

Understanding Your Credit Score

What you should know about credit scores

Your credit score is a number that reflects the information in your credit report.

Your credit report is a record of your credit history. It includes information about whether you pay your bills on time and how much you owe to creditors.

Your credit score can change, depending on how your credit history changes.

How we use your credit score

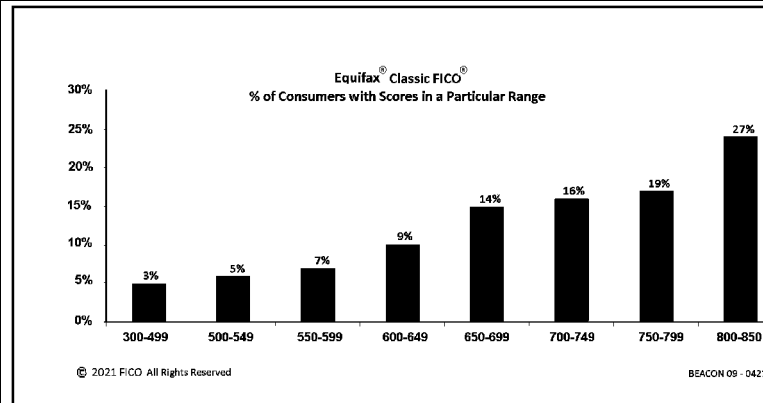
Your credit score can affect whether you can get a loan and how much you will have to pay for that loan.

The range of scores

Scores range from a low of 280 to a high of 850.

Generally, the higher your score, the more likely you are to be offered better credit terms.

How your score compares to the scores of other consumers



Key factors that adversely affected your credit score

Initial: MB

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

NOTICE TO THE HOME LOAN APPLICANT

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

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

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

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

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

Initial: MB

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 below:

Equifax
P.O. BOX 740241
ATLANTA, GA 30374
(800)685-1111

Initial: MB

RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE

Loan Number: 2022000535

Date: MARCH 8, 2022

Borrower: Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106
1ST COLONIAL COMMUNITY BANK

YOUR CREDIT SCORE AND THE PRICE YOU PAY FOR CREDIT

Your Credit Score

Your credit score

789

Source: Experian

Date: 03/04/2022

Understanding Your Credit Score

What you should know about credit scores

Your credit score is a number that reflects the information in your credit report.

Your credit report is a record of your credit history. It includes information about whether you pay your bills on time and how much you owe to creditors.

Your credit score can change, depending on how your credit history changes.

How we use your credit score

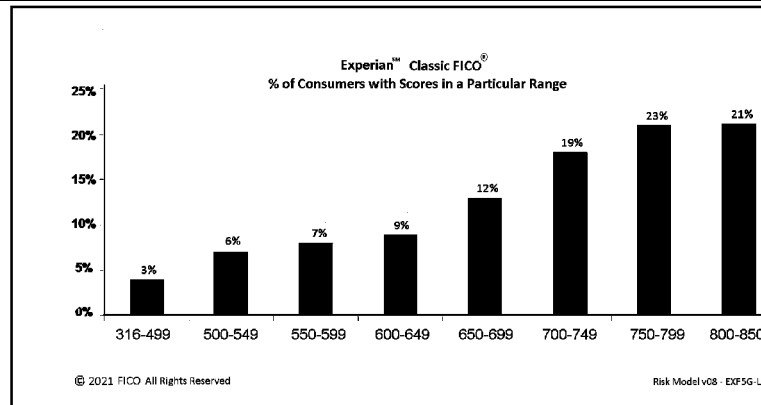
Your credit score can affect whether you can get a loan and how much you will have to pay for that loan.

The range of scores

Scores range from a low of 300 to a high of 850.

Generally, the higher your score, the more likely you are to be offered better credit terms.

How your score compares to the scores of other consumers



Key factors that adversely affected your credit score

Initial: MB

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

NOTICE TO THE HOME LOAN APPLICANT

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

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

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

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

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

Initial: MB

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 below:

Experian
P.O. BOX 4500
ALLEN, TX 75013
(888) 397-3742

Initial: MB

RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE

Loan Number: 2022000535

Date: MARCH 8, 2022

Borrower: Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106
1ST COLONIAL COMMUNITY BANK

YOUR CREDIT SCORE AND THE PRICE YOU PAY FOR CREDIT

Your Credit Score

Your credit score

764

Source: Trans Union

Date: 03/04/2022

Understanding Your Credit Score

What you should know about credit scores

Your credit score is a number that reflects the information in your credit report.

Your credit report is a record of your credit history. It includes information about whether you pay your bills on time and how much you owe to creditors.

Your credit score can change, depending on how your credit history changes.

How we use your credit score

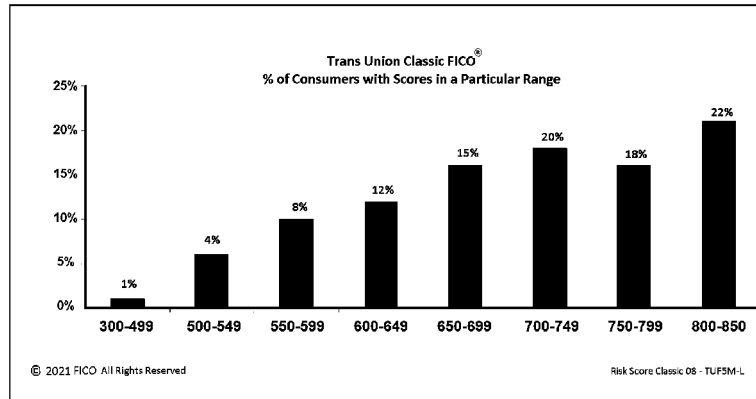
Your credit score can affect whether you can get a loan and how much you will have to pay for that loan.

The range of scores

Scores range from a low of 300 to a high of 850.

Generally, the higher your score, the more likely you are to be offered better credit terms.

How your score compares to the scores of other consumers



Key factors that adversely affected your credit score

Initial: MB

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

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

Initial: MB

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 below:

TransUnion
P.O. BOX 1000
CHESTER, PA 19016
(800)916-8800

Initial: MB

SETTLEMENT SERVICES PROVIDER LIST

Date: MARCH 8, 2022

Name of Originator: Daniel Charyna
1st Colonial Community Bank (NMLS # 677617)

Borrower Name(s): Stephen J Boerner, Melissa A Bemer

Property Address: 246 N. 3rd St #4CD
Philadelphia, Pennsylvania 19106

The loan originator who issued the GFE or Loan Estimate (as applicable) to you, the Borrower(s), is permitting you to shop for the third party settlement services listed below. This list also contains the names, addresses, and telephone numbers of the settlement service providers who can provide the services described. Our providing you with this list is not to be construed in any way as an endorsement of any of the service providers listed below. You are also under no obligation to select any of the settlement service providers shown on this list and are free to shop and select your own service provider for any of the services listed below. The estimate of charges for the settlement services listed below that are reflected on the GFE or Loan Estimate (as applicable) is based on the charges of the particular service provider listed. The HUD-1 Settlement Statement or Closing Disclosure (as applicable) will reflect the name and actual charges of the provider ultimately selected by you as well as other settlement services selected directly by the loan originator of the GFE or Loan Estimate (as applicable). If no service providers are listed below, the loan originator is not permitting you to shop for any third party settlement services.

Service	Service Provider Name, Address and Telephone Number	Affiliated Business (Y/N)
Appraisal	1st Colonial Community Bank	N
Credit Report	KROLL FACTUAL DATA	N
Flood Certification	KROLL FACTUAL DATA	N
Settlement Closing	Old Republic Title 119 Cherry Hill Road Ste 100 Parsippany, NJ 07054 973-541-2400	N

Stephen J Boerner

03/08/22 01:13:12 PM PST

Borrower Stephen J Boerner Date

Melissa A Bemer

03/08/22 01:27:41 PM PST

Borrower Melissa A Bemer Date

Loan Number: 2022000535

Your home loan toolkit

A step-by-step guide



Consumer Financial
Protection Bureau

How can this toolkit help you?

Buying a home is exciting and, let's face it, complicated. This booklet is a toolkit that can help you make better choices along your path to owning a home.

After you finish this toolkit:

- You'll know the most important steps you need to take to **get the best mortgage** for your situation Section 1: Page 3
- You'll better **understand your closing costs** and what it takes to buy a home Section 2: Page 16
- You'll see a few ways to **be a successful homeowner** Section 3: Page 24

How to use the toolkit:



The location symbol orients you to where you are in the home buying process.



The pencil tells you it is time to get out your pencil or pen to circle, check, or fill in numbers.



The magnifying glass highlights tips to help you research further to find important information.



The speech bubble shows you conversation starters for talking to others and gathering more facts.

About the CFPB

The Consumer Financial Protection Bureau is a federal agency that helps consumer finance markets work by making rules more effective, by consistently and fairly enforcing those rules, and by empowering consumers to take more control over their economic lives.

Have a question about a common consumer financial product or problem? You can find answers by visiting consumerfinance.gov/askcfpb. Have an issue with a mortgage, student loan, or other financial product or service? You can submit a complaint to the CFPB. We'll forward your complaint to the company and work to get you a response. Turn to the back cover for details on how to submit a complaint or call us at (855) 411-2372.

This booklet was created to comply with federal law pursuant to 12 U.S.C. 2604, 12 CFR 1024.6, and 12 CFR 1026.19(g).

Choosing the best mortgage for you



You're starting to look for a mortgage or want to confirm you made a good decision.

To make the most of your mortgage, you need to decide what works for you and then shop around to find it. In this section, you'll find eight steps to get the job done right.

1. Define what affordable means to you

Only you can decide how much you are comfortable paying for your housing each month. In most cases, your lender can consider only if you are able to repay your mortgage, not whether you will be comfortable repaying your loan. Based on your whole financial picture, think about whether you want to take on the mortgage payment plus the other costs of homeownership such as appliances, repairs, and maintenance.

IN THIS SECTION

1. Define what affordable means to you
2. Understand your credit
3. Pick the mortgage type that works for you
4. Choose the right down payment for you
5. Understand the trade-off between points and interest rate
6. Shop with several lenders
7. Choose your mortgage
8. Avoid pitfalls and handle problems



THE TALK

Ask your spouse, a loved one, or friend about what affordable means to you:

"What's more important—a bigger home with a larger mortgage or more financial flexibility?"

"How much do we want to budget for all the monthly housing costs, including repairs, furniture, and new appliances?"

"What will a mortgage payment mean for other financial goals?"



KNOW YOUR NUMBERS

Calculate the home payment you can take on by filling in the worksheets below:

Think about what an affordable home loan looks like for you. These worksheets can help. First, estimate your total monthly home payment. Second, look at the percentage of your income that will go toward your monthly home payment. Third, look at how much money you will have available to spend on the rest of your monthly expenses.

Step 1. Estimate your total monthly home payment by adding up the items below

Your **total monthly home payment** is more than just your mortgage. There are more expenses that go along with owning your home. Start with estimates and adjust as you go.

MONTHLY ESTIMATE	
Principal and interest (P&I) Your principal and interest payment depends on your home loan amount, the interest rate, and the number of years it takes to repay the loan. Principal is the amount you pay each month to reduce the loan balance. Interest is the amount you pay each month to borrow money. Many principal and interest calculators are available online.	\$
Mortgage insurance Mortgage insurance is often required for loans with less than a 20% down payment.	+ \$
Property taxes The local assessor or auditor's office can help you estimate property taxes for your area. If you know the yearly amount, divide by 12 and write in the monthly amount.	+ \$
Homeowner's insurance You can call one or more insurance agents to get an estimate for homes in your area. Ask if flood insurance is required.	+ \$
Homeowner's association or condominium fees, if they apply Condominiums and other planned communities often require homeowner's association (HOA) fees.	+ \$
My estimated total monthly home payment	= \$

Step 2. Estimate the percentage of your income spent on your monthly home payment

Calculate the percentage of your total monthly income that goes toward your total monthly home payment each month. A mortgage lending rule of thumb is that **your total monthly home payment should be at or below 28% of your total monthly income before taxes**. Lenders may approve you for more or for less depending on your overall financial picture.

\$	÷	\$	× 100 =	%
My estimated total monthly home payment (from step 1)		My total monthly income before taxes		Percentage of my income going toward my monthly home payment

Step 3. Estimate what is left after subtracting your monthly debts

To determine whether you are comfortable with your total monthly home payment, figure out how much of your income is left after you pay for your housing plus your other monthly debts.

Total monthly income <i>after taxes</i>	\$
My estimated total monthly home payment (from step 1)	
Monthly car payment(s)	– \$
Monthly student loan payment(s)	– \$
Monthly credit card payment(s)	– \$
Other monthly payments, such as child support or alimony	– \$
Total monthly income minus all debt payments This money must cover your utilities, groceries, child care, health insurance, repairs, and everything else. If this isn't enough, consider options such as buying a less expensive home or paying down debts.	= \$

Step 4. Your choice

I am comfortable with a total monthly home payment of: \$

2. Understand your credit

Your credit, your credit scores, and how wisely you shop for a loan that best fits your needs have a significant impact on your mortgage interest rate and the fees you pay. To improve your credit and your chances of getting a better mortgage, get current on your payments and stay current. About 35% of your credit scores are based on whether or not you pay your bills on time. About 30% of your credit scores are based on how much debt you owe. That's why you may want to consider paying down some of your debts.

RESEARCH STARTER

Check out interest rates and make sure you're getting the credit you've earned.

- ☐ Get your credit report at annualcreditreport.com and check it for errors. If you find mistakes, submit a request to each of the credit bureaus asking them to fix the mistake. For more information about correcting errors on your credit report, visit consumerfinance.gov/askcfpb.
- ☐ For more on home loans and credit, visit consumerfinance.gov/owning-a-home.

TIP

Be careful making any big purchases on credit before you close on your home. Even financing a new refrigerator could make it harder for you to get a mortgage.

TIP

Correcting errors on your credit report may raise your score in 30 days or less. It's a good idea to correct errors before you apply for a mortgage.

NOW

- If your credit score is below 700, you will likely pay more for your mortgage.
- Most credit scoring models are built so you can shop for a mortgage within a certain period—generally between 14 days and 45 days—with little or no impact on your score. If you shop outside of this period, any change triggered by shopping should be minor—a small price to pay for saving money on a mortgage loan.

IN THE FUTURE

- If you work on improving your credit and wait to buy a home, you will likely save money. Some people who improve their credit save \$50 or \$100 on a typical monthly mortgage payment.
- An average consumer who adopts healthy credit habits, such as paying bills on time and paying down credit cards, could see a credit score improvement in three months or more.

YOUR CHOICE

Check one:

- ☐ I will go with the credit I have. **OR** ☐ I will wait a few months or more and work to improve my credit.

3. Pick the mortgage type—fixed or adjustable—that works for you

With a **fixed-rate mortgage**, your principal and interest payment stays the same for as long as you have your loan.

- Consider a fixed-rate mortgage if you want a predictable payment.
- You may be able to refinance later if interest rates fall or your credit or financial situation improves.

With an **adjustable-rate mortgage (ARM)**, your payment often starts out lower than with a fixed-rate loan, but your rate and payment could increase quickly. It is important to understand the trade-offs if you decide on an ARM.

- Your payment could increase a lot, often by hundreds of dollars a month.
- Make sure you are confident you know what your maximum payment could be and that you can afford it.

Planning to sell your home within a short period of time? That's one reason some people consider an ARM. But, you probably shouldn't count on being able to sell or refinance. Your financial situation could change. Home values may go down or interest rates may go up.

You can learn more about ARMs in the Consumer Handbook on Adjustable Rate Mortgages (files.consumerfinance.gov/f/201401_cfpb_booklet_charm.pdf) or by visiting consumerfinance.gov/owning-a-home.

TIP

Many borrowers with ARMs underestimate how much their interest rates can rise.

YOUR CHOICE Check one:

☐ I prefer a fixed-rate mortgage. **OR** ☐ I prefer an adjustable-rate mortgage.

Check for risky loan features

Some loans are safer and more predictable than others. It is a good idea to make sure you are comfortable with the risks you are taking on when you buy your home. You can find out if you have certain types of risky loan features from the Loan Terms section on the first page of your Loan Estimate.

A **balloon payment** is a large payment you must make, usually at the end of your loan repayment period. Depending on the terms of your loan, the balloon payment could be as large as the entire balance on your mortgage.

A **prepayment penalty** is an amount you have to pay if you refinance or pay off your loan early. A prepayment penalty may apply even if you sell your home.

4. Choose the right down payment for you

A down payment is the amount you pay toward the home yourself. You put a percentage of the home's value down and borrow the rest through your mortgage loan.

YOUR CHOICE Check one:

YOUR DOWN PAYMENT	WHAT THAT MEANS FOR YOU
<input type="checkbox"/> I will put down 20% or more.	A 20% or higher down payment likely provides the best rates and most options. However, think twice if the down payment drains all your savings.
<input type="checkbox"/> I will put down between 5% and 19%.	<p>You probably have to pay higher interest rates or fees. Lenders most likely require private mortgage insurance (PMI). PMI is an insurance policy that lets you make a lower down payment by insuring the lender against loss if you fail to pay your mortgage.</p> <p>Keep in mind when you hear about “no PMI” offers that doesn’t mean zero cost. No PMI offers often have higher interest rates and may also require you to take out a second mortgage. Be sure you understand the details.</p>
<input type="checkbox"/> I will make no down payment or a small one of less than 5%.	<p>Low down payment programs are typically more expensive because they may require mortgage insurance or a higher interest rate. Look closely at your total fees, interest rate, and monthly payment when comparing options.</p> <p>Ask about loan programs such as:</p> <ul style="list-style-type: none">▪ Conventional loans that may offer low down payment options.▪ FHA, which offers a 3.5% down payment program.▪ VA, which offers a zero down payment option for qualifying veterans.▪ USDA, which offers a similar zero down payment program for eligible borrowers in rural areas.

The advantages of prepayment

Prepayment is when you make additional mortgage payments so you pay down your mortgage early. This reduces your overall cost of borrowing, and you may be able to cancel your private mortgage insurance early and stop paying the premium. Especially if your down payment is less than 20%, it may make sense to make additional payments to pay down your loan earlier.

TIP

Prepayment is your choice. You don’t have to sign up for a program or pay a fee to set it up.

5. Understand the trade-off between points and interest rate

Points are a percentage of a loan amount. For example, when a loan officer talks about one point on a \$100,000 loan, the loan officer is talking about one percent of the loan, which equals \$1,000. Lenders offer different interest rates on loans with different points. There are three main choices you can make about points. You can decide you don't want to pay or receive points at all. This is called a **zero point loan**. You can pay points at closing to receive a lower interest rate. Or you can choose to have points paid to you (also called **lender credits**) and use them to cover some of your closing costs.

The example below shows the trade-off between points as part of your closing costs and interest rates. In the example, you borrow \$180,000 and qualify for a 30-year fixed-rate loan at an interest rate of 5.0% with zero points. Rates currently available may be different than what is shown in this example.

COMPARE THREE SCENARIOS OF HOW POINTS AFFECT INTEREST RATE

RATE	4.875%	5.0%	5.125%
POINTS	+0.375	0	-0.375
YOUR SITUATION	You plan to keep your mortgage for a long time. You can afford to pay more cash at closing.	You are satisfied with the market rate without points in either direction.	You don't want to pay a lot of cash upfront and you can afford a larger mortgage payment.
YOU MAY CHOOSE	Pay points now and get a lower interest rate. This will save you money over the long run.	Zero points.	Pay a higher interest rate and get a lender credit toward some or all of your closing costs.
WHAT THAT MEANS	<p>You might agree to pay \$675 more in closing costs, in exchange for a lower rate of 4.875%.</p> <p>Now: You pay \$675</p> <p>Over the life of the loan: Pay \$14 less each month</p>	<p>With no adjustments in either direction, it is easier to understand what you're paying and to compare prices.</p>	<p>You might agree to a higher rate of 5.125%, in exchange for \$675 toward your closing costs.</p> <p>Now: You get \$675</p> <p>Over the life of the loan: Pay \$14 more each month</p>

6. Shop with several lenders

You've figured out what affordable means for you. You've reviewed your credit and the kind of mortgage and down payment that best fits your situation. Now is the time to start shopping seriously for a loan. The work you do here could save you thousands of dollars over the life of your mortgage.

GATHER FACTS AND COMPARE COSTS

- ☐ **Make a list of several lenders you will start with**
Mortgages are typically offered by community banks, credit unions, mortgage brokers, online lenders, and large banks. These lenders have loan officers you can talk to about your situation.
- ☐ **Get the facts from the lenders on your list**
Find out from the lenders what loan options they recommend for you, and the costs and benefits for each. For example, you might find a discount is offered for borrowers who have completed a home buyer education program.
- ☐ **Get at least three offers—in writing—so that you can compare them**
Review the decisions you made on **pages 4 to 8** to determine the loan type, down payment, total monthly home payment and other features to shop for. Now ask at least three different lenders to give you a **Loan Estimate**, which is a standard form showing important facts about the loan. It should be sent to you within three days, and it shouldn't be expensive. Lenders can charge you only a small fee for getting your credit report—and some lenders provide the Loan Estimate without that fee.
- ☐ **Compare Total Loan Costs**
Review your Loan Estimates and compare Total Loan Costs, which you can see under *Section D* at the bottom left of the second page of the Loan Estimate. **Total Loan Costs** include what your lender charges to make the loan, as well as costs for services such as appraisal and title. The third page of the Loan Estimate shows the **Annual Percentage Rate (APR)**, which is a measure of your costs over the loan term expressed as a rate. Also shown on the third page is the **Total Interest Percentage (TIP)**, which is the total amount of interest that you pay over the loan term as a percentage of your loan amount. **You can use APR and TIP to compare loan offers.**

RESEARCH STARTER

Loan costs can vary widely from lender to lender, so this is one place where a little research may help you save a lot of money. Here's how:

- ☐ Ask real estate and title professionals about average costs in your area.
- ☐ Learn more about loan costs, and get help comparing options, at consumerfinance.gov/owning-a-home.

TIP

A loan officer is not necessarily shopping on your behalf or providing you with the best fit or lowest cost loan.

TIP

It is illegal for a lender to pay a loan officer more to steer you into a higher cost loan.



THE TALK

Talking to different lenders helps you to know what options are available and to feel more in control. Here is one way to start the conversation:

"This mortgage is a big decision and I want to get it right. Another lender is offering me a different loan that may cost less. Let's talk about what the differences are and whether you may be able to offer me the best deal."



TRACK YOUR LOAN OFFERS

Fill in the blanks for these important factors:

	LOAN OFFER 1	LOAN OFFER 2	LOAN OFFER 3
Lender name			
Loan amount	\$	\$	\$
Interest rate	%	%	%
	<input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable	<input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable	<input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable
Monthly principal and interest	\$	\$	\$
Monthly mortgage insurance	\$	\$	\$
Total Loan Costs (See section D on the second page of your Loan Estimate.)	\$	\$	\$

My best loan offer is: _____

7. Choose your mortgage

You've done a lot of hard work to get this far! Now it is time to make your call.



CONFIRM YOUR DECISION

Check the box if you agree with the statement:

- ☐ I can repay this loan.
- ☐ I am comfortable with my monthly payment.
- ☐ I shopped enough to know this is a good deal for me.
- ☐ There are no risky features such as a balloon payment or prepayment penalty I can't handle down the road.
- ☐ I know whether my principal and interest payment will increase in the future.

Still need advice? The U.S. Department of Housing and Urban Development (HUD) sponsors housing counseling agencies throughout the country to provide free or low-cost advice. To find a HUD-approved housing counselor visit consumerfinance.gov/find-a-housing-counselor or call HUD's interactive voice system at (800) 569-4287.

Intent to proceed

When you receive a Loan Estimate, the lender has not yet approved or denied your loan. Up to this point, they are showing you what they expect to offer if you decide to move forward with your application. You have not committed to this lender. In fact, you are not committed to any lender before you have signed final closing documents.

Once you have found your best mortgage, the next step is to tell the loan officer you want to proceed with that mortgage application. This is called expressing your **intent to proceed**. Lenders have to wait until you express your intent to proceed before they require you to pay an application fee, appraisal fee, or most other fees.

Rate lock

Your Loan Estimate may show a rate that has been "locked" or a rate that is "floating," which means it can go up or down. Mortgage interest rates change daily, sometimes hourly. A **rate lock** sets your interest rate for a period of time. Rate locks are typically available for 30, 45, or 60 days, and sometimes longer.

The interest rate on your Loan Estimate is not a guarantee. If your rate is floating and it is later locked, your interest rate will be set at that later time. Also, if there are changes in your application—including your loan amount, credit score, or verified income—your rate and terms will probably change too. In those situations, the lender gives you a revised Loan Estimate.

There can be a downside to a rate lock. It may be expensive to extend if your transaction needs more time. And, a rate lock may lock you out of better market pricing if rates fall.

THE TALK

Rate lock policies vary by lender. Choosing to lock or float your rate can make an important difference in your monthly payment. To avoid surprises, ask:

“What does it mean if I lock my rate today?”

“What rate lock time frame does this Loan Estimate provide?”

“Is a shorter or longer rate lock available, and at what cost?”

“What if my closing is delayed and the rate lock expires?”

“If I lock my rate, are there any conditions under which my rate could still change?”

8. Avoid pitfalls

WHAT NOT TO DO	WHY?
Don't sign documents where important details are left blank or documents you don't understand.	You are agreeing to repay a substantial amount of money over an extended period of time. Make sure you know what you are getting into and protect yourself from fraud.
Don't assume you are on your own.	<p>HUD-approved housing counselors can help you navigate the process and find programs available to help first-time homebuyers.</p> <p>You can find a HUD-approved housing counselor in your area at consumerfinance.gov/find-a-housing-counselor or call HUD's interactive voice system at (800) 569-4287.</p>
Don't take on more mortgage than you want or can afford.	Make certain that you want the loan that you are requesting and that you are in a position to live up to your end of the bargain.
Don't count on refinancing, and don't take out a loan if you already know you will have to change it later.	If you are not comfortable with the loan offered to you, ask your lender if there is another option that works for you. Keep looking until you find the right loan for your situation.
Don't fudge numbers or documents.	You are responsible for an accurate and truthful application. Be upfront about your situation. Mortgage fraud is a serious offense.
Don't hide important financial information.	Hiding negative information may delay or derail your loan application.

Handle problems

WHAT HAPPENED	WHAT TO DO ABOUT IT
I have experienced a problem with my loan application or how my loan officer is treating me.	Ask to talk to a supervisor. It may be a good idea to talk to the loan officer first, and if you are not satisfied, ask to speak with a supervisor.
I think I was unlawfully discriminated against when I applied for a loan or when I tried to buy a home.	<p>The Fair Housing Act and Equal Credit Opportunity Act prohibit housing and credit discrimination. If you think you have been discriminated against during any part of the mortgage process, you can submit a complaint and describe what happened. To do so, you can call the Consumer Financial Protection Bureau at (855) 411-2372 or visit consumerfinance.gov/complaint. Submit a complaint to the U.S. Department of Housing and Urban Development (HUD) by calling (800) 669-9777, TTY (800) 927-9275. Or, file a complaint online at HUD.gov.</p> <p>You can find more information about your rights and how to submit a complaint with the CFPB at consumerfinance.gov/fair-lending.</p>
I have a complaint.	Submit a complaint to the Consumer Financial Protection Bureau if you have problems at any stage of the mortgage application or closing process, or later if you have problems making payments or become unable to pay. You can call (855) 411-2372 or visit consumerfinance.gov/complaint .
I think I may have been the victim of a predatory lender or a loan fraud.	<p>Don't believe anyone who tells you they are your "only chance to get a loan," or that you must "act fast." Learn the warning signs of predatory lending and protect yourself. Find more information at portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hcc/OHC_PREDLEND/OHC_LOANFRAUD.</p> <p>You could learn more about your loan officer at nmlsconsumeraccess.org.</p>

Your closing



You've chosen a mortgage. Now it's time to select and work with your closing agent.

Once you've applied for a mortgage, you may feel like you're done. But mortgages are complicated and you still have choices to make.

IN THIS SECTION

1. Shop for mortgage closing services
2. Review your revised Loan Estimate
3. Understand and use your Closing Disclosure

1. Shop for mortgage closing services

Once you've decided to move forward with a lender based on the Loan Estimate, you are ready to shop for the **closing agent** who gathers all the legal documents, closes the loan, and handles the money involved in your purchase. After you apply for a loan, your lender gives you a list of companies that provide closing services. You may want to use one of the companies on the list. Or, you may be able to choose companies that are not on the list if your lender agrees to work with your choice. The seller cannot require you to buy a title insurance policy from a particular title company.

Closing agent

In most of the country, a settlement agent does your closing. In other states, particularly several states in the West, the person is known as an escrow agent. And in some states, particularly in the Northeast and South, an attorney may be required.



RESEARCH STARTER

When you compare closing agents, look at both cost and customer service.

- ☐ Ask your real estate professional and your friends. These people may know companies they would recommend. Be sure to ask how that company handled problems and if they have a good reputation.

TIP

Settlement services may feel like a drop in the bucket compared to the cost of the home. But in some states borrowers who shop around may save hundreds of dollars.

- Review the list of companies your lender gave you. Select a few companies on the list and ask for references from people who recently bought a home. Ask those people how the company handled problems that came up during the transaction.

Title insurance

When you purchase your home, you receive a document most often called a deed, which shows the seller transferred their legal ownership, or “title,” to the home to you. **Title insurance** can provide protection if someone later sues and says they have a claim against the home. Common claims come from a previous owner’s failure to pay taxes or from contractors who say they were not paid for work done on the home before you purchased it.

Most lenders require a **Lender’s Title Insurance** policy, which protects the amount they lent. You may want to buy an **Owner’s Title Insurance** policy, which protects your financial investment in the home. The Loan Estimate you receive lists the Owner’s Title Insurance policy as optional if your lender does not require the policy as a condition of the loan.

Depending on the state where you are buying your home, your title insurance company may give you an itemized list of fees at closing. This itemized list may be required under state law and may be different from what you see on your Loan Estimate or Closing Disclosure. That does not mean you are being charged more. If you add up all the title-related costs your title insurance company gives you, it should match the totals of all the title-related costs you see on your Loan Estimate or Closing Disclosure. When comparing costs for title insurance, make sure to compare the bottom line total.

Home inspector and home appraiser

When you are considering buying a home, it is smart to check it out carefully to see if it is in good condition. The person who does this for you is called a **home inspector**. The inspector works for you and should tell you whether the home you want to buy is in good condition and whether you are buying a “money pit” of expensive repairs. Get your inspection before you are finally committed to buy the home.

A home inspector is different from a **home appraiser**. The appraiser is an independent professional whose job is to give the lender an estimate of the home’s market value. You are entitled to a copy of the appraisal prior to your closing. This allows you to see how the price you agreed to pay compares to similar and recent property sales in your area.

2. Review your revised Loan Estimate

When important information changes, your lender is required to give you a new Loan Estimate that shows your new loan offer.

It is illegal for a lender to quote you low fees and costs for its services on your Loan Estimate and then surprise you with much higher costs in a revised Loan Estimate or Closing Disclosure. However, a lender may change the fees it quotes you for its services if the facts on your application were wrong or changed, you asked for a change, your lender found you did not qualify for the original loan offer, or your Loan Estimate expired.

Here are common reasons why your Loan Estimate might change:

- You decided to change loan programs or the amount of your down payment.
- The appraisal on the home you want to buy came in higher or lower than expected.
- You took out a new loan or missed a payment and that has changed your credit.
- Your lender could not document your overtime, bonus, or other income.

THE TALK

If your Loan Estimate is revised you should look it over to see what changed. Ask your lender:

"Can you explain why I received a new Loan Estimate?"

"How is my loan transaction different from what I was originally expecting?"

"How does this change my loan amount, interest rate, monthly payment, cash to close, and other loan features?"

3. Understand and use your Closing Disclosure

You've chosen a home you want to buy and your offer has been accepted. You've also applied for and been approved for a mortgage. Now you are ready to take legal possession of the home and promise to repay your loan.

At least three days before your closing, you should get your official **Closing Disclosure**, which is a five-page document that gives you more details about your loan, its key terms, and how much you are paying in fees and other costs to get your mortgage and buy your home.

Many of the costs you pay at closing are set by the decisions you made when you were shopping for a mortgage. Charges shown under "services you can shop for" may increase at closing, but generally by no more than 10% of the costs listed on your final Loan Estimate.

The Closing Disclosure breaks down your closing costs into two big categories:

YOUR LOAN COSTS

- The lender's **Origination Costs** to make or "originate" the loan, along with application fees and fees to underwrite your loan. **Underwriting** is the lender's term for making sure your credit and financial information is accurate and you meet the lender's requirements for a loan.
- Discount points—that is, additional money you pay up front to reduce your interest rate.
- Services you shopped for, such as your closing or settlement agent and related title costs.
- Services your lender requires for your loan. These include appraisals and credit reports.

OTHER COSTS

- Property taxes.
- Homeowner's insurance premiums. You can shop around for homeowner's insurance from your current insurance company, or many others, until you find the combination of premium, coverage, and customer service that fits your situation. Your lender will ask you for proof you have an insurance policy on your new home.
- Any portion of your total mortgage payment you must make before your first full payment is due.
- Flood insurance, if required.

RESEARCH STARTER

Get tips, a step-by-step checklist, and help with the rest of the documents you'll see at closing at consumerfinance.gov/owning-a-home.

What is your Closing Disclosure?

The five-page Closing Disclosure sums up the terms of your loan and what you pay at closing. You can easily compare the numbers to the Loan Estimate you received earlier. There should not be any significant changes other than those you have already agreed to.

Take out your own Closing Disclosure, or review the example here. Double-check that you clearly understand what you'll be expected to pay—over the life of your loan and at closing.

ON PAGE 1 OF 5

Loan terms

Review your monthly payment. Part of it goes to repay what you borrowed (and may build equity in your new home), and part of it goes to pay interest (which doesn't build equity). Equity is the current market value of your home minus the amount you still owe on your mortgage.

Costs at Closing

Be prepared to bring the full "Cash to Close" amount with you to your closing. This amount includes your down payment and closing costs. The closing costs are itemized on the following pages.

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	4/15/2013	Borrower	Michael Jones and Mary Stone	Loan Term	30 years
Closing Date	4/15/2013		123 Anywhere Street	Purpose	Purchase
Disbursement Date	4/15/2013		Anytown, ST 12345	Product	Fixed Rate
Settlement Agent	Epsilon Title Co.	Seller	Steve Cole and Amy Doe		
File #	12-3456		321 Somewhere Drive	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
Property	456 Somewhere Ave		Anytown, ST 12345		<input type="checkbox"/> VA <input type="checkbox"/> _____
	Anytown, ST 12345	Lender	Ficus Bank	Loan ID #	123456789
Sale Price	\$180,000			MIC #	000654321

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
		Does the loan have these features?
Prepayment Penalty		YES • As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.13	+ 206.13
Estimated Total Monthly Payment	\$1,050.26	\$967.91
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See page 4 for details</i>	\$356.13 a month This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$14,147.26	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

CLOSING DISCLOSURE

PAGE 1 OF 5 • LOAN ID # 123456789

Closing Disclosure, page 1. The most important facts about your loan are on the first page.

ON PAGE 2 OF 5

Total Loan Costs

Origination charges are fees your lender charges to make your loan. Some closing costs are fees paid to the providers selected by your lender. Some are fees you pay to providers you chose on your own.

Prepays

Homeowner's insurance is often paid in advance for the first full year. Also, some taxes and other fees need to be paid in advance.

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$1,802.00				
01	0.25 % of Loan Amount (Points)	\$405.00				
02	Application Fee	\$300.00				
03	Underwriting Fee	\$1,097.00				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$236.55				
01	Appraisal Fee to John Smith Appraisers Inc.		\$29.80			\$405.00
02	Credit Report Fee to Information Inc.					
03	Flood Determination Fee to Info Co.	\$20.00				
04	Flood Monitoring Fee to Info Co.	\$31.75				
05	Tax Monitoring Fee to Info Co.	\$75.00				
06	Tax Status Research Fee to Info Co.	\$80.00				
07						
08						
09						
10						
C. Services Borrower Did Shop For		\$2,655.50				
01	Pest Inspection Fee to Pests Co.	\$120.50				
02	Survey Fee to Surveys Co.	\$85.00				
03	Title – Insurance Binder to Epsilon Title Co.	\$650.00				
04	Title – Lender's Title Insurance to Epsilon Title Co.	\$500.00				
05	Title – Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06	Title – Title Search to Epsilon Title Co.	\$800.00				
07						
08						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$4,694.05				
Loan Costs Subtotals (A + B + C)		\$4,664.25	\$29.80			
Other Costs						
E. Taxes and Other Government Fees		\$85.00				
01	Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00				
02	Transfer Tax to Any State			\$950.00		
F. Prepaids		\$2,120.80				
01	Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,209.96				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)	\$279.04				
04	Property Taxes (6 mo.) to Any County USA	\$631.80				
05						
G. Initial Escrow Payment at Closing		\$412.25				
01	Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$105.30 per month for 2 mo.	\$210.60				
04						
05						
06						
07						
08	Aggregate Adjustment	- 0.01				
H. Other		\$2,400.00				
01	HOA Capital Contribution to HOA Acre Inc.	\$500.00				
02	HOA Processing Fee to HOA Acre Inc.	\$150.00				
03	Home Inspection Fee to Engineers Inc.	\$750.00				
04	Home Warranty Fee to XYZ Warranty Inc.			\$450.00	\$750.00	
05	Real Estate Commission to Alpha Real Estate Broker			\$5,700.00		
06	Real Estate Commission to Omega Real Estate Broker			\$5,700.00		
07	Title – Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00				
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$5,018.05				
Other Costs Subtotals (E + F + G + H)		\$5,018.05				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$9,712.10				
Closing Costs Subtotals (D + I)		\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits						

CLOSING DISCLOSURE

PAGE 2 OF 5 • LOAN ID # 123456789

Escrow

An escrow or impound account is a special account where monthly insurance and tax payments are held until they are paid out each year. You get a statement showing how much money your lender or mortgage servicer plans to require for your escrow or impound account.

You also get an annual analysis showing what happened to the money in your account. Your lender must follow federal rules to make sure they do not end up with a large surplus or shortage in your escrow or impound account.

Details of your closing costs appear on page 2 of the Closing Disclosure.



USE YOUR CLOSING DISCLOSURE TO CONFIRM THE DETAILS OF YOUR LOAN

Circle one. If you answer no, turn to the page indicated for more information:

The interest rate is what I was expecting based on my Loan Estimate. **YES / NO** (see page 10)

I know whether I have a prepayment penalty or balloon payment. **YES / NO** (see page 7)

I know whether or not my payment changes in future years. **YES / NO** (see page 7)

I see whether I am paying points or receiving points at closing. **YES / NO** (see page 9)

I know whether I have an escrow account. **YES / NO** (see above)

Calculating Cash to Close

Closing costs are only a part of the total cash you need to bring to closing.

Summaries of Transactions

The section at the bottom of the page sums up how the money flows among you, the lender, and the seller.

Loan Disclosures

Page 4 breaks down what is and is not included in your escrow or impound account. Make sure you understand what is paid from your escrow account and what you are responsible for paying yourself.

Top image: A summary of important financial information appears on page 3 of the Closing Disclosure.

Bottom image: More details of your loan appear on page 4 of your Closing Disclosure.

Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.	
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES - See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	– \$29.80	YES - You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	– \$10,000.00	– \$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	– \$2,500.00	YES - See Seller Credits in Section L
Adjustments and Other Credits	\$0	– \$1,035.04	YES - See details in Sections K and L
Cash to Close	\$16,054.00	\$14,147.26	

Summaries of Transactions		Use this table to see a summary of your transaction.	
BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$189,762.30	M. Due to Seller at Closing	\$180,080.00
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,682.30	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13	\$80.00
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$175,615.04	N. Due from Seller at Closing	\$115,665.04
01 Deposit	\$10,000.00	01 Excess Deposit	
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan	

Additional Information About This Loan

Loan Disclosures

Assumption
If you sell or transfer this property to another person, your lender
☐ will allow, under certain conditions, this person to assume this loan on the original terms.
☒ will not allow assumption of this loan on the original terms.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
☒ does not have a demand feature.

Late Payment
If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☒ do not have a negative amortization feature.

Partial Payments
Your lender
☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
☐ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in
456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account
For now, your loan
☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,
Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Finance Charge

In addition to paying back the amount you are borrowing, you pay a lot of interest over the life of the loan. This is why it is worthwhile to shop carefully for the best loan for your situation.

Annual Percentage Rate (APR)

Your **APR** is your total cost of credit stated as a rate. Your APR is generally higher than your interest rate, because the APR takes into consideration all the costs of your loan, over the full term of the loan.

If anything on the Closing Disclosure is not clear to you, ask your lender or settlement agent, "What does this mean?"

Loan Calculations		Other Disclosures			
Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36	Appraisal If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.			
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27	Contract Details See your note and security instrument for information about <ul style="list-style-type: none"> • what happens if you fail to make your payments, • what is a default on the loan, • situations in which your lender can require early repayment of the loan, and • the rules for making payments before they are due. 			
Amount Financed. The loan amount available after paying your upfront finance charge.	\$162,000.00	Liability after Foreclosure If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <input checked="" type="checkbox"/> state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information. <input type="checkbox"/> state law does not protect you from liability for the unpaid balance.			
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%	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.			
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%	Tax Deductions If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.			

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Contact Information					
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
Address	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
NMLS ID					
ST License ID			Z765416	Z61456	Z61616
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID	12345				
Contact ST License ID			P16415	P51461	PT1234
Email	joesmith@ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@epsilontitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature _____ Date _____

CLOSING DISCLOSURE

Co-Applicant Signature _____ Date _____

PAGE 5 OF 5 • LOAN ID # 123456789

Loan calculations, disclosures, and contact information for your files are on page 5 of the Closing Disclosure.

NOW

- Now you've spent time understanding what you need to do and what you need to pay, as a new homeowner.
- Now is the time to step back and feel sure you want to proceed with the loan.

IN THE FUTURE

- If you are not comfortable with your mortgage and your responsibility to make payments, you might not be able to keep your home.
- If you've made a careful decision about what you can afford and the mortgage you wanted, you will be able to balance owning your home and meeting your other financial goals.

Owning your home



Now you've closed on your mortgage and the home is yours.

Owning a home is exciting. And your home is also a large investment. Here's how to protect that investment.

1. Act fast if you get behind on your payments

If you fall behind on your mortgage, the company that accepts payments on your mortgage contacts you. This company is your **mortgage servicer**. Your servicer is required to let you know what options are available to avoid foreclosure. Talk to your mortgage servicer if you get into trouble, and call a housing counselor (see **page 12** for contact information). HUD-approved counselors are professionals who can help you, often at little or no charge to you.

Homeowners struggling to pay a mortgage should beware of scammers promising to lower mortgage payments. Only your mortgage servicer can evaluate you for a loan modification. If you suspect a scam you can call (855) 411-2372 or visit consumerfinance.gov/complaint.

2. Keep up with ongoing costs

Your mortgage payment is just one part of what it costs to live in your new home. Your escrow account holds your monthly taxes and homeowner's insurance payments—but if you have no escrow account, you need to keep up with these on your own. Your home needs maintenance and repairs, so budget and save for these too.

IN THIS SECTION

1. Act fast if you get behind on your payments
2. Keep up with ongoing costs
3. Determine if you need flood insurance
4. Understand Home Equity Lines of Credit (HELOCs) and refinancing

3. Determine if you need flood insurance

Flooding causes more than \$8 billion in damages in the United States in an average year. You can protect your home and its contents from flood damage. Depending on your property location, your home is considered either at high-risk or at moderate-to-low risk for a flood. Your insurance premium varies accordingly. You can find out more about flood insurance at [FloodSmart.gov](https://www.floodsmart.gov). Private flood insurance could also be available.

Although you may not be required to maintain flood insurance on all structures, you may still wish to do so, and your mortgage lender may still require you to do so to protect the collateral securing the mortgage. If you choose to not maintain flood insurance on a structure, and it floods, you are responsible for all flood losses relating to that structure.

4. Understand Home Equity Lines of Credit (HELOCs) and refinancing

Homeowners sometimes decide they want to borrow against the value of their home to help remodel or pay for other large expenses. One way to do this is with a **Home Equity Line of Credit** (HELOC). You can learn more about HELOCs at files.consumerfinance.gov/f/201401_cfpb_booklet_heloc.pdf.

Financial counselors caution homeowners against using a HELOC to wipe out credit card debt. If you use a HELOC as a quick fix to a serious spending problem, you could end up back in debt and lose your home.

If you decide to take out a HELOC or refinance your mortgage, the Truth in Lending Act (TILA) gives you the **right to rescind**, meaning you can change your mind and cancel the loan. But you can only rescind a refinance or HELOC within three days of receiving a proper notice of the right to rescind from your lender. You cannot rescind if you are using your HELOC to buy a home.

In the case of a refinance, consider how long it will take for the monthly savings to pay for the cost of the refinance. Review the closing costs you paid for your original loan to purchase the home. Refinancing costs can be about the same amount. A common rule of thumb is to proceed only if the new interest rate saves you that amount over about two years (in other words, if you break even in about two years).

★ Congratulations!

You have accomplished a lot. It is not easy—you should feel proud of the work you've done.



Online tools

CFPB website

consumerfinance.gov

Answers to common questions

consumerfinance.gov/askcfpb

Tools and resources for home buyers

consumerfinance.gov/owning-a-home

Talk to a housing counselor

consumerfinance.gov/find-a-housing-counselor



General inquiries

Consumer Financial Protection Bureau

1700 G Street NW

Washington DC 20552



Submit a complaint

Online

consumerfinance.gov/complaint

By phone

855-411-CFPB (2372);

TTY/TDD 855-729-CFPB (2372);

8 a.m. to 8 p.m. Eastern Time, Monday-Friday

By fax

855-237-2392

By mail

Consumer Financial Protection Bureau

P.O. Box 2900

Clinton, IA 52733





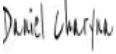
Share your thoughts

[Facebook.com/cfpb](https://www.facebook.com/cfpb)

[Twitter.com/cfpb](https://twitter.com/cfpb)

eSign Id:	87441778	Reference Id:	2022000535	From:	DANIEL CHARYNA	Status:	Signed
Documents Type:	INITIAL DISCLOSURE	Loan Id:	2022000535	Documents:	33	Signatures:	Y

List of Signers

Name/Email	Signature	Created Date	Started Date	Consented Date	Viewed Date	Completed Date
STEPHEN BOERNER stephenandmelissaboerner@gmail.com		03/08/22 01:05:39 PM	03/08/22 01:08:01 PM	03/08/22 01:07:59 PM	03/08/22 01:08:01 PM	03/08/22 01:16:06 PM
MELISSA BEMER melissabemer@gmail.com		03/08/22 01:05:40 PM	03/08/22 01:25:53 PM	03/08/22 01:25:51 PM	03/08/22 01:25:53 PM	03/08/22 01:27:42 PM
DANIEL CHARYNA dcharyna@1stcolonial.com		03/08/22 01:05:40 PM	03/08/22 01:06:09 PM	03/08/22 01:06:12 PM	03/08/22 01:06:09 PM	03/08/22 01:06:35 PM

Audit Log

Date/Time	Person	IP Address	Action
03/08/22 01:05:40 PM	SYSTEM USER		eSign event created
03/08/22 01:05:40 PM	STEPHEN BOERNER	10.1.101.39	Invitation sent to stephenandmelissaboerner@gmail.com
03/08/22 01:05:40 PM	MELISSA BEMER	10.1.101.39	Invitation sent to melissabemer@gmail.com
03/08/22 01:05:40 PM	DANIEL CHARYNA	10.1.101.39	Invitation sent to dcharyna@1stcolonial.com
03/08/22 01:06:12 PM	DANIEL CHARYNA	69.253.90.55	Consented to DocMagic eSign
03/08/22 01:06:14 PM	DANIEL CHARYNA	69.253.90.55	eSign event started
03/08/22 01:06:15 PM	DANIEL CHARYNA	69.253.90.55	Initial Disclosure version 1 prepared on March 08, 2022, 1:05 PM PST displayed
03/08/22 01:06:29 PM	DANIEL CHARYNA	69.253.90.55	Approved electronic representation of signature
03/08/22 01:06:30 PM	DANIEL CHARYNA	69.253.90.55	Approved electronic representation of signature
03/08/22 01:06:31 PM	DANIEL CHARYNA	69.253.90.55	Uniform Residential Loan Application signed by Daniel Charyna
03/08/22 01:06:33 PM	DANIEL CHARYNA	69.253.90.55	Uniform Residential Loan Application signed by Daniel Charyna
03/08/22 01:06:35 PM	DANIEL CHARYNA	69.253.90.55	eSign event signing complete
03/08/22 01:06:35 PM	DANIEL CHARYNA	69.253.90.55	Credit Card Authorization Form signed by Daniel Charyna
03/08/22 01:07:59 PM	STEPHEN BOERNER	173.49.92.51	Consented to DocMagic eSign
03/08/22 01:07:59 PM	STEPHEN BOERNER	173.49.92.51	Receipt of early disclosures within 3 business days met
03/08/22 01:08:01 PM	STEPHEN BOERNER	173.49.92.51	eSign event started
03/08/22 01:08:01 PM	STEPHEN BOERNER	173.49.92.51	Initial Disclosure version 1 prepared on March 08, 2022, 1:05 PM PST displayed
03/08/22 01:10:41 PM	STEPHEN BOERNER	173.49.92.51	Approved electronic representation of signature
03/08/22 01:10:42 PM	STEPHEN BOERNER	173.49.92.51	Approved electronic representation of signature
03/08/22 01:11:12 PM	STEPHEN BOERNER	173.49.92.51	Residential Mortgage Credit Score Disclosure Exception Notice signed by Stephen Boerner
03/08/22 01:11:26 PM	STEPHEN BOERNER	173.49.92.51	Residential Mortgage Credit Score Disclosure Exception Notice signed by Stephen Boerner
03/08/22 01:11:39 PM	STEPHEN BOERNER	173.49.92.51	Uniform Residential Loan Application signed by Stephen Boerner
03/08/22 01:11:43 PM	STEPHEN BOERNER	173.49.92.51	Loan Estimate signed by Stephen Boerner
03/08/22 01:11:46 PM	STEPHEN BOERNER	173.49.92.51	Pennsylvania Mortgage Loan Rate Lock-In Agreement signed by Stephen Boerner
03/08/22 01:11:51 PM	STEPHEN BOERNER	173.49.92.51	Borrower's Certification, Authorization and Consent signed by Stephen Boerner
03/08/22 01:12:01 PM	STEPHEN BOERNER	173.49.92.51	IVES Request for Transcript of Tax Return signed by Stephen Boerner
03/08/22 01:12:04 PM	STEPHEN BOERNER	173.49.92.51	Evidence of Joint Application signed by Stephen Boerner
03/08/22 01:12:07 PM	STEPHEN BOERNER	173.49.92.51	Acknowledgment of Receipt of Informational Booklets signed by Stephen Boerner
03/08/22 01:12:10 PM	STEPHEN BOERNER	173.49.92.51	Authorization to Reverify signed by Stephen Boerner
03/08/22 01:12:13 PM	STEPHEN BOERNER	173.49.92.51	COVID-19 Attestation signed by Stephen Boerner
03/08/22 01:13:00 PM	STEPHEN BOERNER	173.49.92.51	Notice of Intent to Proceed with Loan Application signed by Stephen Boerner

03/08/22 01:13:04 PM	STEPHEN BOERNER	173.49.92.51	Pennsylvania Application Disclosure signed by Stephen Boerner
03/08/22 01:13:07 PM	STEPHEN BOERNER	173.49.92.51	Pennsylvania Notice Regarding Refundability of Fees signed by Stephen Boerner
03/08/22 01:13:11 PM	STEPHEN BOERNER	173.49.92.51	Residential Mortgage Credit Score Disclosure Exception Notice signed by Stephen Boerner
03/08/22 01:13:12 PM	STEPHEN BOERNER	173.49.92.51	Settlement Services Provider List signed by Stephen Boerner
03/08/22 01:15:45 PM	STEPHEN BOERNER	173.49.92.51	Disclosure Notices signed by Stephen Boerner
03/08/22 01:15:54 PM	STEPHEN BOERNER	173.49.92.51	Credit Card Authorization Form signed by Stephen Boerner
03/08/22 01:15:57 PM	STEPHEN BOERNER	173.49.92.51	Federal Equal Credit Opportunity Act Notice (ECOA) signed by Stephen Boerner
03/08/22 01:16:00 PM	STEPHEN BOERNER	173.49.92.51	Flood Certification signed by Stephen Boerner
03/08/22 01:16:02 PM	STEPHEN BOERNER	173.49.92.51	Freedom to Choose signed by Stephen Boerner
03/08/22 01:16:05 PM	STEPHEN BOERNER	173.49.92.51	eSign event signing complete
03/08/22 01:16:05 PM	STEPHEN BOERNER	173.49.92.51	Important Information About Procedures For Opening A New Account signed by Stephen Boerner
03/08/22 01:25:51 PM	MELISSA BEMER	173.49.92.51	Consented to DocMagic eSign
03/08/22 01:25:53 PM	MELISSA BEMER	173.49.92.51	eSign event started
03/08/22 01:25:53 PM	MELISSA BEMER	173.49.92.51	Initial Disclosure version 1 prepared on March 08, 2022, 1:05 PM PST displayed
03/08/22 01:26:16 PM	MELISSA BEMER	173.49.92.51	Approved electronic representation of signature
03/08/22 01:26:16 PM	MELISSA BEMER	173.49.92.51	Approved electronic representation of signature
03/08/22 01:26:29 PM	MELISSA BEMER	173.49.92.51	Uniform Residential Loan Application signed by Melissa Bemer
03/08/22 01:26:33 PM	MELISSA BEMER	173.49.92.51	Loan Estimate signed by Melissa Bemer
03/08/22 01:26:37 PM	MELISSA BEMER	173.49.92.51	Pennsylvania Mortgage Loan Rate Lock-In Agreement signed by Melissa Bemer
03/08/22 01:26:40 PM	MELISSA BEMER	173.49.92.51	Borrower's Certification, Authorization and Consent signed by Melissa Bemer
03/08/22 01:26:47 PM	MELISSA BEMER	173.49.92.51	IVES Request for Transcript of Tax Return signed by Melissa Bemer
03/08/22 01:26:50 PM	MELISSA BEMER	173.49.92.51	Evidence of Joint Application signed by Melissa Bemer
03/08/22 01:26:53 PM	MELISSA BEMER	173.49.92.51	Acknowledgment of Receipt of Informational Booklets signed by Melissa Bemer
03/08/22 01:26:56 PM	MELISSA BEMER	173.49.92.51	Authorization to Reverify signed by Melissa Bemer
03/08/22 01:26:59 PM	MELISSA BEMER	173.49.92.51	COVID-19 Attestation signed by Melissa Bemer
03/08/22 01:27:02 PM	MELISSA BEMER	173.49.92.51	Disclosure Notices signed by Melissa Bemer
03/08/22 01:27:04 PM	MELISSA BEMER	173.49.92.51	Federal Equal Credit Opportunity Act Notice (ECOA) signed by Melissa Bemer
03/08/22 01:27:07 PM	MELISSA BEMER	173.49.92.51	Flood Certification signed by Melissa Bemer
03/08/22 01:27:10 PM	MELISSA BEMER	173.49.92.51	Freedom to Choose signed by Melissa Bemer
03/08/22 01:27:13 PM	MELISSA BEMER	173.49.92.51	Important Information About Procedures For Opening A New Account signed by Melissa Bemer
03/08/22 01:27:16 PM	MELISSA BEMER	173.49.92.51	Notice of Intent to Proceed with Loan Application signed by Melissa Bemer
03/08/22 01:27:19 PM	MELISSA BEMER	173.49.92.51	Pennsylvania Application Disclosure signed by Melissa Bemer
03/08/22 01:27:22 PM	MELISSA BEMER	173.49.92.51	Pennsylvania Notice Regarding Refundability of Fees signed by Melissa Bemer
03/08/22 01:27:30 PM	MELISSA BEMER	173.49.92.51	Residential Mortgage Credit Score Disclosure Exception Notice signed by Melissa Bemer
03/08/22 01:27:35 PM	MELISSA BEMER	173.49.92.51	Residential Mortgage Credit Score Disclosure Exception Notice signed by Melissa Bemer
03/08/22 01:27:39 PM	MELISSA BEMER	173.49.92.51	Residential Mortgage Credit Score Disclosure Exception Notice signed by Melissa Bemer
03/08/22 01:27:42 PM	MELISSA BEMER	173.49.92.51	eSign event signing complete
03/08/22 01:27:42 PM	MELISSA BEMER	173.49.92.51	Settlement Services Provider List signed by Melissa Bemer
03/08/22 01:27:42 PM	SYSTEM USER		eSign event completed
03/08/22 01:27:42 PM	SYSTEM USER		eSign Documents delivered
03/08/22 01:27:43 PM	SYSTEM USER		All clicksigns completed
03/08/22 01:27:43 PM	SYSTEM USER		Borrowers completed clicksign

List of Documents

Document Name	Page(s)	Mark(s)	Signer(s)
DOCUMENT CHECKLIST	1	0	0
UNIFORM RESIDENTIAL LOAN APPLICATION	8	3	2
UNIFORM RESIDENTIAL LOAN APPLICATION	7	3	2
UNIFORM RESIDENTIAL LOAN APPLICATION - LENDER LOAN INFORMATION	2	0	0
LOAN ESTIMATE	4	4	2
PENNSYLVANIA MORTGAGE LOAN RATE LOCK-IN AGREEMENT	2	2	2
BORROWER'S CERTIFICATION, AUTHORIZATION AND CONSENT	2	1	1
BORROWER'S CERTIFICATION, AUTHORIZATION AND CONSENT	2	1	1
IVES REQUEST FOR TRANSCRIPT OF TAX RETURN	2	2	1
IVES REQUEST FOR TRANSCRIPT OF TAX RETURN	2	2	1
EVIDENCE OF JOINT APPLICATION	1	2	2
ACKNOWLEDGMENT OF RECEIPT OF INFORMATIONAL BOOKLETS	1	2	2
AUTHORIZATION TO REVERIFY	1	2	2
COVID-19 ATTESTATION	1	2	2
CREDIT CARD AUTHORIZATION FORM	1	13	2
DISCLOSURE NOTICES	2	2	2
FEDERAL EQUAL CREDIT OPPORTUNITY ACT NOTICE (ECOA)	1	2	2
FLOOD CERTIFICATION	1	2	2
FREEDOM TO CHOOSE	1	2	2
HOUSING COUNSELORS NEAR YOU	6	0	0
IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT	1	2	2
NOTICE OF INTENT TO PROCEED WITH LOAN APPLICATION	1	3	2
PENNSYLVANIA APPLICATION DISCLOSURE	2	2	2
PENNSYLVANIA NOTICE REGARDING REFUNDABILITY OF FEES	1	2	2
PRIVACY FORM - NO OPT OUT	2	0	0
RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE	3	3	1
RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE	3	3	1
RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE	3	3	1
RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE	3	3	1
RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE	3	3	1
RESIDENTIAL MORTGAGE CREDIT SCORE DISCLOSURE EXCEPTION NOTICE	3	3	1
SETTLEMENT SERVICES PROVIDER LIST	2	2	2
YOUR HOME LOAN TOOLKIT	28	0	0