

MORTGAGE LOAN COMMITMENT

Applicant(s): **Stephen J Boerner**

Lender: **1st Colonial Community Bank
210 Lake Drive East
Cherry Hill, NJ 08002**

Property Address: **246 N. 3rd St
Philadelphia, PA 19106**

Application Number: **2022000535**

Date Prepared: **03/18/2022**

It is a pleasure to notify you that your application for a first mortgage loan has been approved subject to the following matters set forth below. For related Closing Costs see the Loan Estimate or Closing Disclosure.

AMOUNT, TERMS AND FEES			
Amount of Loan:	\$ 360,000.00	Contract Interest Rate:	4.250 %
		LTV:	90.000 %
Terms/Due in:	360/360	Commitment Expires:	06/24/2022
		CLTV:	90.000 %
REPAYMENT TERMS			

EVIDENCE OF TITLE
The following Evidence of Title is to be provided to the Lender and must indicate no liens, encumbrances, or any adverse covenants or conditions to title unless approved by Lender. The Evidence of Title must be issued from a firm or source, and in a form, acceptable to Lender. Borrower will be charge for the cost of providing such title and the cost of recording documents, all of which will be ordered by lender unless requested otherwise.

ADDITIONAL REQUIRED ITEMS OR CONDITIONS
See ADDITIONAL REQUIRED ITEMS OR CONDITIONS (on separate page).

SEE NEXT PAGE INSTRUCTIONS

The Continuation of Commitment conditions is made a part of this Commitment. Please sign and return Lender's COPY of this Commitment, along with any required fee and items requested, to the lender at the ☒ above address ☐ following address, within **30** days of date hereof or at the option of Lender, this commitment shall become null and void.

I (We) hereby accept the Terms and Conditions of this Commitment.

COMMITMENT ISSUED BY:

ADDRESS:

Theresa DiBlasio 03/18/2022
Authorized Signature Date

X [Signature] 03/19/2022
Applicant Date

Stephen J Boerner

Applicant Date

Applicant Date

Applicant Date

ADDITIONAL REQUIRED ITEMS OR CONDITIONS continued

FIRE AND EXTENDED COVERAGE INSURANCE	At the time of settlement we will require an original insurance policy containing fire and extended coverage insurance in an amount at least equal to that of the mortgage through a company acceptable to Lender, and a receipt showing premiums paid in advance for one year. The insurance policy shall also contain a standard mortgage clause in favor of Lender.
FmHA, FHA OR VA INSURED LOANS	Loan Commitments issued for these types of mortgage loans are subject to all the terms and conditions of the FmHA or FHA commitment; or the VA certificate of reasonable value, as well as the rules and regulations of the Farmers Home Administration or the Department of Veterans Affairs.
FLOOD INSURANCE	If "Flood Insurance" is required for additional conditions, this property has been determined to be in an area which has a special flood hazard. Federal law requires that flood insurance, available through any agent, be written in either the maximum amount available or the loan balance, whichever is the lesser. This insurance will be mandatory until this loan is paid in full. By signing and accepting this commitment you acknowledge that the property securing this loan is in an area identified as having a special flood hazard and agree to these requirements.
TAX AND INSURANCE PAYMENTS	Monthly deposits, and initial deposits as determined by Lender, are required to cover the payment of estimated annual real estate taxes, special assessments and, if applicable, FHA or Private Mortgage Insurance Premiums. Lender may also require additional deposits for hazard or other insurance if Required for this loan. Such deposits are to be placed in a separate escrow or impound account.
SPECIAL ASSESSMENTS	All unpaid and future special assessment installments must be paid in full prior to, or at time of settlement.
DOCUMENTATION	The mortgage or deed of trust, note and other pertinent loan documents will be provided by Lender and must be signed by all applicants that are to be contractually liable under this obligation. Further, the mortgage or deed of trust, must also be signed by any non-applicant spouses if their signature is required under state law to create a valid lien, pass clear title, or waive inchoate rights to property. Note: Samples of loan documents are available upon request.
CANCELLATION	The lender reserves the right to terminate this commitment prior to the settlement of the loan in the event of an adverse change in your personal or financial status, or the improvements on the property are damaged by fire or other casualty.
NON-REFUNDABLE STANDBY FEE	This commitment will become effective under compliance with the terms herein and the receipt of your check in the amount of the nonrefundable standby fee. It is understood and agreed that if this mortgage loan is not settled in accordance with the terms and conditions of this commitment, the lender shall retain this fee as earned charges for the origination and approval of this loan.

ADDITIONAL CONDITIONS FOR CONSTRUCTION LOANS

CONSTRUCTIONS LOANS: ONE PAYOUT AND MULTIPLE PAYOUT	Improvements are to be built in a good and workman-like manner in strict accordance with plans and specifications furnished Lender and in compliance with applicable building codes. After completion, said improvements shall be approved by a representative of Lender and an occupancy permit issued by local municipality. Any changes, whether they be additions, deletions or alterations, of the plans and specifications, must be approved in writing by Lender in order that this loan commitment remain in effect.
CONSTRUCTIONS LOANS: MULTIPLE PAYOUT	Evidence must be submitted that the net proceeds of our loan are sufficient to complete the construction of the building, free and clear of all claims of Mechanic's Liens for labor and material. All disbursements will be made upon the order of the borrower upon presentment of proper waivers of lien, subject to compliance inspections by the Department of Veterans Affairs, the Federal Housing Administration, or Lender, not to exceed 80% of the value of the work done, and subject to the Lender having in its possession at all times an amount of undisbursed loan proceeds at least equal to the amount required to complete the improvements.

ADDITIONAL REQUIRED ITEMS OR CONDITIONS

Condition Type - PTD

Hazard Ins. & Hurricane Binder/Certificate for: Replacement Cost/Condo Master Policy.

Condition Type - PTD

Provide the fully completed Limited review condo questionnaire completed by the association along with all documentation provided

Condition Type - PTD

Condo Investor Approval

Condition Type - PTD

Borrower to provide evidence of the following businesses: Hatch Lab LLC and Hatch House Ventures LLC. Borrower to provide K1 to provide evidence % of ownership, if over 25% business returns are required. If Schedule C income, please provide 1040 tax returns. (if business is dissolved, need final k1)

Condition Type - PTD

Borrower has an extended fraud victim alert on file, please provide fully executed letter of explanation as to the circumstances of the fraud alert

Condition Type - PTD

Borrower to provide updated bank statements showing sufficient funds to close. Currently short funds to close in the amount of \$1,355.05 plus need to see earnest money deposits checks clearing the account in the amount of \$40,000. (Amount Required \$24,000 + \$40,000 in earnest money deposit)

Condition Type - PTD

Processor to obtain PMI approval with coverage of 25%

Condition Type - PTD

Borrower to provide updated Morgan Stanley statements - transfer into PNC on January 28th. Need quarter 4 statement along with printout from January 1 through present (after review additional items may be required)

Condition Type - PTD

Written VOE covering the most recent 2 years breaking out all income (base, overtime, bonus, commission, etc.) for Stephen Boerner

Condition Type - PTD

Borrowers to provide hazard insurance policy reflecting 1st Colonial Community Bank as the mortgagee within 15 days of closing along with invoice or paid receipt

Condition Type - PTD

Acceptable appraisal of subject property by an approved appraiser to support the value (1st Colonial Community Bank to order)

Condition Type - PTD

Provide the final fraud report within 10 business days of closing

ADDITIONAL REQUIRED ITEMS OR CONDITIONS

Condition Type - PTD

Title commitment dated within 120 days of closing and must include 12 month chain of title and must be clear of liens and judgments at time of settlement. (Manufactured Homes require title to reflect Affidavit of Affixture or it must be done at closing) [to be reviewed: Title Binder, CPL, Wiring, PRELIM CD, and CPL]

Condition Type - PTD

Provide a credit refresh report within 10 business days of closing. Any new inquiries will need to be supported with a fully executed letter of explanation.

Condition Type - PTD

Borrowers to provide updated PNC Bank statements showing both earnest money deposits clearing the account. This statement must run from last statement to present. Any large deposits/transfers will need to be explained/documented

Condition Type - PTF

Condo Rider to be fully executed and recorded with original mortgage

Condition Type - PTF

CD to reflect max seller credit: \$0.00

Condition Type - PTF

CD to reflect total earnest money deposit of \$40,000

Condition Type - PTF

Closing Disclosure to evidence cash FROM borrower may not exceed \$24,000 as per AUS findings and reserves required are \$0.00

Condition Type - PTF

Verbal Verification of Employment to be completed for each borrower within 10 days prior to the Note

Condition Type - PTF

4506C (to be signed at closing)

Condition Type - PTF

Monthly Taxes and Insurance not to exceed \$559 and \$75 OR Rerun DU/LP must maintain Approve/Eligible/Accept findings.