



Loan Commitment Letter

Borrower	Subject Property
Borrower(s): James Martin	Address: 1712 LONGMEADOW DR West Bend, WI. 53095
Loan Officer / Loan Processor	Loan Detail
Name: Aleena Heldt / Cari Pisarek Email: aleena@wimort.com / cari@wimort.com Phone: 262-224-6906/ 262-289-6329	Loan #: 190803639 Approved: 08/29/2019 Must Close by: 12/02/2019 Lock Expiration: 10/07/2019
Loan Information	Miscellaneous Information
Loan Amount: \$ 104,900.00 Subordinate Loan Amt: \$ Note Rate: 3.500% Purchase Price: \$ 229,900.00 LTV/CLTV: 45.629% / 45.629% Lien Position: First Lien	Loan Program: Conventional Fixed Purpose: Purchase Loan Type: Conventional Occupancy: PrimaryResidence Amort. Type: Fixed Loan Term: 360 / 360 Months

We are pleased to inform you that your application for a mortgage loan has been approved with the detail as shown above and the commitment conditions as shown in Section 2 of this commitment letter.


Your Realtor will advise you of the time, date and location of your loan closing. If this is not a Realtor assisted transaction please contact your loan processor (shown above) to schedule your closing. The exact amount of money needed in order to close will be available one day prior to your closing date. IT MUST BE PRESENTED AS CERTIFIED FUNDS. Additional details will be provided specific to your transaction as soon as they become available.

If you have any questions, contact your loan officer or processor (shown above).

Joni Grandt

Joni Grandt
Underwriter

I/We, the undersigned, hereby acknowledge receipt of this commitment letter and the terms and conditions contained herein.

DocuSigned by:

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8/29/2019 | 17:59:10 PDT

Borrower	Date	Co-Borrower	Date
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CAUTION: Buyer's delivery of a copy of any written loan commitment (even if subject to conditions) shall satisfy the Buyer's financing contingency unless accompanied by a notice of unacceptability. The financing contingency should not be considered fulfilled unless signed by all Borrower(s).

Street Address: 17450 West North Avenue, Brookfield, WI 53045-4337 Mailing Address: P.O. Box 942 Brookfield, WI 53008-0942
Telephone: 262.786.5250 Internet: wimort.com NMLS: 280412



Wisconsin Mortgage Corporation**Borrower:** Martin, James**Co-Borrower:** ,**Loan #:** 190803639

Section 2 – Underwriting Conditions

Conditions Required to be Provided Prior to Closing Document Preparation:

501 - Appraisal indicating value and property condition acceptable to Wisconsin Mortgage Corporation. (Wisconsin Mortgage to obtain)

514 - Title Insurance Commitment

515.1 - A homeowner's insurance BINDER and a PAID RECEIPT for the first year's premium. The maximum allowable deductible for a first mortgage is 5% of the face amount of the policy.

Conditions Required to be Provided PRIOR TO CLOSING:

301.1 - Phone verification of employment within 10 days of closing for Borrower from: Alpha Omega Logistics (Wisconsin Mortgage Corporation to obtain)

507.4 - Provide acceptable radon test result per Addendum A to the Offer to Purchase.

510.1 - Repairs per the Offer to Purchase to be completed.

510.2 - Paid receipts and lien waivers for foundation repair.

909 - If this loan does not close by 12/2/2019, the information on your loan application will be reverified.

Conditions Required to be Provided AT CLOSING:

915 - Funds required for closing may not exceed \$158,619.

117 - Spouse to execute Alienation of Homestead (Purchase Transaction).

2412.1 - Closing Disclosure or HUD-1 Settlement Statement from sale of S26W26982 MacArthur Road with net proceeds of at least \$158,619.

410 - Closing cost credit not to exceed actual costs.

