



1288 Kifer Road, Suite 208, Sunnyvale, CA 94086

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# Loan Application Check List

Please send all the required documents to your agent: \_\_\_\_\_

- Loan Application filled out and signed
- Borrowers' Certification and Authorization signed
- Purchase contract & Addendum signed for purchase loan only
- HUD-1: Final closing statement from previous financing
- Recent one month pay check stubs
- Recent two years W2's (2010 & 2011)
- Tax return for last two years for self-employed
- Rental agreement and tax return for rental income verification
- Recent two month bank statement- all pages (401K, Stock, Bond ... )
- Driver's license for all borrowers ( both sides)
- Passport and H1/L1 Visa or Green Card(both sides) if not US citizen
- Homeowner Insurance (Hazard Insurance)
- 1st mortgage statement
- 2nd mortgage statement if there is a second loan
- Name of the HOA: \_\_\_\_\_ Fees \$ \_\_\_\_\_.
- Contact person: \_\_\_\_\_.
- Phone# \_\_\_\_\_ Fax# \_\_\_\_\_.
- Address: \_\_\_\_\_.
- Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_.
- Other: \_\_\_\_\_.
- Other: \_\_\_\_\_.

# Uniform Residential Loan Application

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower", as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when  the income or assets of a person other than the "Borrower" (including the Borrower's spouse) will be used as a basis for loan qualification or  the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

Borrower \_\_\_\_\_ Co-Borrower \_\_\_\_\_

| I. TYPE OF MORTGAGE AND TERMS OF LOAN |                              |   |   |                                     |   |
|---------------------------------------|------------------------------|---|---|-------------------------------------|---|
| <b>Mortgage Applied for:</b>          | <input type="checkbox"/> VA  | <input type="checkbox"/> Conventional               | <input type="checkbox"/> Other (explain): | Agency Case Number                  | Lender Case Number                        |
|                                       | <input type="checkbox"/> FHA | <input type="checkbox"/> USDA/Rural Housing Service |   |                                     |   |
| Amount \$                             | Interest Rate %              | No. of Months                                       | <b>Amortization Type:</b>                 | <input type="checkbox"/> Fixed Rate | <input type="checkbox"/> Other (explain): |
|                                       |                              |   |   | <input type="checkbox"/> GPM        | <input type="checkbox"/> ARM (type):      |

## II. PROPERTY INFORMATION AND PURPOSE OF LOAN

|   |              |
|---|--------------|
| Subject Property Address (street, city, state, & ZIP)                   | No. of Units |
| Legal Description of Subject Property (attach description if necessary) | Year Built   |

|   |   |
|---|---|
| Purpose of Loan <input type="checkbox"/> Purchase <input type="checkbox"/> Construction <input type="checkbox"/> Other (explain): | Property will be:   |
| <input type="checkbox"/> Refinance <input type="checkbox"/> Construction-Permanent  | <input type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment |

**Complete this line if construction or construction-permanent loan.**

| Year Lot Acquired | Original Cost | Amount Existing Liens | (a) Present Value of Lot | (b) Cost of Improvements | Total (a+b) |
|-------------------|---------------|-----------------------|--------------------------|--------------------------|-------------|
|                   | \$            | \$                    | \$                       | \$                       | \$          |

**Complete this line if this is a refinance loan.**

| Year Acquired | Original Cost | Amount Existing Liens | Purpose of Refinance | Describe Improvements   | Cost: \$ |
|---------------|---------------|-----------------------|----------------------|---|----------|
|               | \$            | \$                    |                      | <input type="checkbox"/> made <input type="checkbox"/> to be made |          |

|   |                                    |   |
|---|------------------------------------|---|
| Title will be held in what Name(s)  | Manner in which Title will be held | Estate will be held in:   |
| Source of Down Payment, Settlement Charges and/or Subordinate Financing (explain) |                                    | <input type="checkbox"/> Fee Simple<br><input type="checkbox"/> Leasehold(show expiration date) |

## III. BORROWER INFORMATION

| Borrower   | Co-Borrower  |
|--|--|
| Borrower's Name (include Jr. or Sr. if applicable)   | Co-Borrower's Name (include Jr. or Sr. if applicable)  |
| Social Security Number   | Social Security Number   |
| Home Phone (incl. area code)   | Home Phone (incl. area code)   |
| DOB (mm/dd/yyyy)   | DOB (mm/dd/yyyy)   |
| Yrs. School  | Yrs. School  |
| <input type="checkbox"/> Married (includes registered domestic partners)   | <input type="checkbox"/> Married (includes registered domestic partners)   |
| <input type="checkbox"/> Unmarried (includes single, divorced, widowed)  | <input type="checkbox"/> Unmarried (includes single, divorced, widowed)  |
| <input type="checkbox"/> Separated   | <input type="checkbox"/> Separated   |
| Dependents (not listed by Co-Borrower)   | Dependents (not listed by Borrower)  |
| No. _____  | No. _____  |
| Ages _____   | Ages _____   |
| Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs. | Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs. |
| Mailing Address, if different from Present Address   | Mailing Address, if different from Present Address   |

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

|   |   |
|---|---|
| Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs. | Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs. |
| Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs. | Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs. |

| Borrower                        |  | IV. EMPLOYMENT INFORMATION                    |                                 | Co-Borrower                            |   |
|---------------------------------|--|---|---------------------------------|--|---|
| Name & Address of Employer      | <input type="checkbox"/> Self Employed | Yrs. on this job                              | Name & Address of Employer      | <input type="checkbox"/> Self Employed | Yrs. on this job                              |
|                                 |  | Yrs. employed in this line of work/profession |                                 |  | Yrs. employed in this line of work/profession |
| Position/Title/Type of Business |  | Business Phone (incl. area code)              | Position/Title/Type of Business |  | Business Phone (incl. area code)              |

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

|                                 |  |                                  |                                 |  |                                  |
|---------------------------------|--|----------------------------------|---------------------------------|--|----------------------------------|
| Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  | Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  |
|                                 |  | Monthly Income \$                |                                 |  | Monthly Income \$                |
| Position/Title/Type of Business |  | Business Phone (incl. area code) | Position/Title/Type of Business |  | Business Phone (incl. area code) |
| Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  | Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  |
|                                 |  | Monthly Income \$                |                                 |  | Monthly Income \$                |
| Position/Title/Type of Business |  | Business Phone (incl. area code) | Position/Title/Type of Business |  | Business Phone (incl. area code) |
| Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  | Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  |
|                                 |  | Monthly Income \$                |                                 |  | Monthly Income \$                |
| Position/Title/Type of Business |  | Business Phone (incl. area code) | Position/Title/Type of Business |  | Business Phone (incl. area code) |
| Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  | Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  |
|                                 |  | Monthly Income \$                |                                 |  | Monthly Income \$                |
| Position/Title/Type of Business |  | Business Phone (incl. area code) | Position/Title/Type of Business |  | Business Phone (incl. area code) |
| Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  | Name & Address of Employer      | <input type="checkbox"/> Self Employed | Dates (from-to)                  |
|                                 |  | Monthly Income \$                |                                 |  | Monthly Income \$                |
| Position/Title/Type of Business |  | Business Phone (incl. area code) | Position/Title/Type of Business |  | Business Phone (incl. area code) |

**V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION**

| Gross Monthly Income  | Borrower  | Co-Borrower | Total     | Combined Monthly Housing Expense | Present   | Proposed  |
|---|-----------|-------------|-----------|----------------------------------|-----------|-----------|
| Base Empl. Income*  | \$        | \$          | \$        | Rent                             | \$        |           |
| Overtime  |           |             |           | First Mortgage (P&I)             |           | \$        |
| Bonuses   |           |             |           | Other Financing (P&I)            |           |           |
| Commissions   |           |             |           | Hazard Insurance                 |           |           |
| Dividends/Interest  |           |             |           | Real Estate Taxes                |           |           |
| Net Rental Income   |           |             |           | Mortgage Insurance               |           |           |
| Other (before completing, see the notice in "describe other income," below) |           |             |           | Homeowner Assn. Dues             |           |           |
|   |           |             |           | Other:                           |           |           |
| <b>Total</b>  | <b>\$</b> | <b>\$</b>   | <b>\$</b> | <b>Total</b>                     | <b>\$</b> | <b>\$</b> |

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

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

| B/C | Monthly Amount |
|-----|----------------|
|     | \$             |
|     |                |
|     |                |



| VII. DETAILS OF TRANSACTION                             |    | VIII. DECLARATIONS   |                          |                          |                          |                          |
|---|----|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Purchase price                                       | \$ | <b>If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.</b><br>a. Are there any outstanding judgments against you?<br>b. Have you been declared bankrupt within the past 7 years?<br>c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?<br>d. Are you a party to a lawsuit?<br>e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?<br><small>(This would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes," provide details, including date, name and address of Lender, FHA or VA case number, if any, and reasons for the action.)</small><br>f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?<br><small>If "Yes," give details as described in the preceding question.</small><br>g. Are you obligated to pay alimony, child support, or separate maintenance?<br>h. Is any part of the down payment borrowed?<br>i. Are you a co-maker or endorser on a note?<br>-----<br>j. Are you a U. S. citizen?<br>k. Are you a permanent resident alien?<br><b>l. Do you intend to occupy the property as your primary residence?</b><br><small>If "Yes," complete question m below.</small><br>m. Have you had an ownership interest in a property in the last three years?<br>(1) What type of property did you own-principal residence (PR), second home (SH), or investment property (IP)?<br>(2) How did you hold title to the home-solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)? | <b>Borrower</b>          |                          | <b>Co-Borrower</b>       |                          |
| b. Alterations, improvements, repairs                   |    |  | <b>Yes</b>               | <b>No</b>                | <b>Yes</b>               | <b>No</b>                |
| c. Land (if acquired separately)                        |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Refinance (incl. debts to be paid off)               |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Estimated prepaid items                              |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Estimated closing costs                              |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. PMI, MIP, Funding Fee                                |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Discount (if Borrower will pay)                      |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Total costs (add items a through h)                  |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Subordinate financing                                |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Borrower's closing costs paid by Seller              |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Other Credits (explain)                              |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Loan amount (exclude PMI, MIP, Funding Fee financed) |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| n. PMI, MIP, Funding Fee financed                       |    |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Loan amount (add m & n)                              |    | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| p. Cash from/to Borrower (subtract j, k, l & o from i)  |    | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          |

**IX. ACKNOWLEDGEMENT AND AGREEMENT**

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors, or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer credit reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

**Acknowledgement.** Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate purpose through any source, including a source named in this application or a consumer reporting agency.

**Right to Receive Copy of Appraisal** I/We have the right to a copy of the appraisal report used in connection with this application for credit. To obtain a copy, I/we must send Lender a written request at the mailing address Lender has provided. Lender must hear from me/us no later than 90 days after Lender notifies me/us about the action taken on this application, or I/we withdraw this application.

|                      |      |                         |      |
|----------------------|------|-------------------------|------|
| Borrower's Signature | Date | Co-Borrower's Signature | Date |
| <b>X</b>             |      | <b>X</b>                |      |

**X. INFORMATION FOR GOVERNMENT MONITORING PURPOSES**

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a Lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

|  |  |   |
|--|--|---|
| <b>BORROWER</b> <input type="checkbox"/> I do not wish to furnish this information   | <b>CO-BORROWER</b> <input type="checkbox"/> I do not wish to furnish this information  |   |
| <b>Ethnicity:</b> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino  | <b>Ethnicity:</b> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino  |   |
| <b>Race:</b> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White | <b>Race:</b> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White |   |
| <b>Sex:</b> <input type="checkbox"/> Female <input type="checkbox"/> Male  | <b>Sex:</b> <input type="checkbox"/> Female <input type="checkbox"/> Male  |   |
| <b>To be Completed by Interviewer</b><br>This application was taken by:<br><input type="checkbox"/> Face-to-face interview<br><input type="checkbox"/> Mail<br><input type="checkbox"/> Telephone<br><input type="checkbox"/> Internet                     | Interviewer's Name (print or type)<br>Interviewer's Signature _____ Date _____<br>Interviewer's Phone Number (incl. area code) _____   | Name and Address of Interviewer's Employer<br><b>MaxReal</b><br><b>1288 Kifer Road, Suite 208</b><br><b>Sunnyvale, CA 94086</b><br><b>(P) 408-212-8800</b><br><b>(F) 408-228-8969</b> |

## Continuation Sheet/Residential Loan Application

Use this continuation sheet if you need more space to complete the Residential Loan Application. Mark **B** for Borrower or **C** for Co-Borrower.

|              |                     |
|--------------|---------------------|
| Borrower:    | Agency Case Number: |
| Co-Borrower: | Lender Case Number: |

I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

|                      |      |                         |      |
|----------------------|------|-------------------------|------|
| Borrower's Signature | Date | Co-Borrower's Signature | Date |
| <b>X</b>             |      | <b>X</b>                |      |

# Borrowers' Certification and Authorization

## CERTIFICATION

The Undersigned certify the following:

1. I/We have applied for a mortgage loan through MaxReal. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that MaxReal reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We 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

To Whom It May Concern:

1. I/We have applied for a mortgage loan through MaxReal. As part of the application process, MaxReal and the mortgage guaranty insurer (if any), 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.
2. I/We authorize you to provide to MaxReal and to any investor to whom MaxReal may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.
3. MaxReal or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

Borrower Signature \_\_\_\_\_

Co-Borrower Signature \_\_\_\_\_

SSN: \_\_\_\_\_ Date: \_\_\_\_\_

SSN: \_\_\_\_\_ Date: \_\_\_\_\_