

Golden Empire Mortgage

FAIR LENDING NOTICE

IT IS ILLEGAL TO DISCRIMINATE IN THE PROVISION OF OR THE AVAILABILITY OF FINANCIAL ASSISTANCE BECAUSE OF THE CONSIDERATION OF THE TRENDS, CHARACTERISTICS OR CONDITIONS IN THE NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION, UNLESS THE FINANCIAL INSTITUTION CAN DEMONSTRATE IN THE PARTICULAR CASE THAT SUCH CONSIDERATION IS REQUIRED TO AVOID AN UNSAFE AND UNSOUND BUSINESS PRACTICE OR RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN OR ANCESTRY.

IT IS ILLEGAL TO CONSIDER THE RACIAL, ETHNIC, RELIGIOUS OR NATIONAL ORIGIN COMPOSITION OF A NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION OR WHETHER OR NOT SUCH COMPOSITION IS UNDERGOING CHANGE, OR IS EXPECTED TO UNDERGO CHANGE, IN APPRAISING A HOUSING ACCOMMODATION OR IN DETERMINING WHETHER OR NOT, OR UNDER WHAT TERMS AND CONDITIONS, TO PROVIDE FINANCIAL ASSISTANCE. THESE PROVISIONS GOVERN FINANCIAL ASSISTANCE FOR THE PURPOSE OF THE PURCHASE, CONSTRUCTION, REHABILITATION OR REFINANCING OF ONE TO FOUR UNIT FAMILY RESIDENCES OCCUPIED BY THE OWNER AND FOR THE PURPOSE OF THE HOME IMPROVEMENT OF ANY ONE TO FOUR UNIT FAMILY RESIDENCE.

RIGHT TO FINANCIAL PRIVACY ACT

THIS IS NOTICE TO YOU AS REQUIRED BY THE RIGHT TO FINANCIAL PRIVACY ACT OF 1978 THAT THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HAS A RIGHT OF ACCESS TO FINANCIAL RECORDS HELD BY A FINANCIAL INSTITUTION IN CONNECTION WITH THE CONSIDERATION OR ADMINISTRATION OF ASSISTANCE TO YOU. FINANCIAL RECORDS INVOLVING YOUR TRANSACTION WILL BE AVAILABLE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITHOUT FURTHER NOTICE OR AUTHORIZATION, BUT WILL NOT BE DISCLOSED OR RELEASED TO NEITHER GOVERNMENT AGENCY OR DEPARTMENT WITHOUT YOUR CONSENT EXCEPT AS REQUIRED OR PERMITTED BY LAW.

EQUAL CREDIT OPPORTUNITY ACT

THE FEDERAL EQUAL CREDIT OPPORTUNITY ACT PROHIBITS CREDITORS FROM DISCRIMINATING AGAINST CREDIT APPLICANTS ON THE BASIS OF RACE, COLOR, RELIGION, NATURAL 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 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 TRADE COMMISSION, DIVISION OF CREDIT PRACTICES, WASHINGTON, DC. 20580.

SUPPLEMENTAL TAX BILL

THE TAX COLLECTOR IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED WILL FORWARD SUPPLEMENTAL TAX BILL DIRECTLY TO THE HOMEOWNER. THEY WILL NOT FURNISH YOUR LENDER WITH THE BILL FOR THIS ADDITIONAL REAL PROPERTY TAX. IF YOUR LENDER IS IMPOUNDING FUNDS FOR THE LENDER FOR PAYMENT IMMEDIATELY UPON RECEIPT OF SAME FROM THE COUNTY TAX COLLECTOR. IF YOUR LENDER DOES NOT RECEIVE THE TAX BILL IN SUFFICIENT TIME TO PAY THE TAXES BEFORE THE DELINQUENT DATE, ANY PENALTY FOR LATE PAYMENT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

IMPOUND AGREEMENT

WE HEREBY AGREE TO INCLUDE IN OUR PROPOSED MONTHLY PAYMENT, A SUM SUFFICIENT TO MEET FUTURE INSTALLMENTS OF REAL ESTATE TAXES, MORTGAGE AND HAZARD INSURANCE PREMIUMS AS INDICATED ON THIS APPLICATION. WE UNDERSTAND THAT THESE SUMS MAY CHANGE OCCASIONALLY, AS THE ITEMS THEY INTENDED FOR WILL VARY. MONIES ACCRUING UNDER THIS ARRANGEMENT WILL EARN INTEREST IN OUR FAVOR AT 2.00(TWO) PERCENT SIMPLE INTEREST BASED ON AN AVERAGE QUARTERLY BALANCE.

NOTICE TO APPLICANT OF RIGHT TO RECEIVE COPY OF APPRAISAL REPORT

YOU HAVE THE RIGHT TO RECEIVE 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 THE APPRAISAL. IF YOU WANT A COPY OF THE APPRAISAL REPORT, PLEASE REQUEST IN WRITING TO GOLDEN EMPIRE MORTGAGE.

I/WE HAVE READ AND UNDERSTAND THE ABOVE DISCLOSURES AS EVIDENCED BY MY/OUR SIGNATURES BELOW:

Borrower Signature

Co-Borrower Signature

AUTHORIZATION TO RELEASE INFORMATION

I/WE HEREBY AUTHORIZE GOLDEN EMPIRE MORTGAGE, INC., TO VERIFY MY PAST AND PRESENT EMPLOYMENT EARNINGS RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY MORTGAGE LOAN APPLICATION. I FURTHER AUTHORIZE GOLDEN EMPIRE MORTGAGE, INC., TO ORDER A CONSUMER CREDIT REPORT AND VERIFY OTHER CREDIT INFORMATION INCLUDING PAST AND PRESENT MORTGAGE AND LANDLORD REFERENCES. IT IS UNDERSTOOD THAT A PHOTOCOPY OF THIS FORM WILL ALSO SERVE AS AUTHORIZATION.

THE INFORMATION OBTAINED IS ONLY TO BE USED IN THE PROCESSING OF MY APPLICATION FOR A MORTGAGE LOAN.

I/WE AUTHORIZE YOU TO PROVIDE TO GOLDEN EMPIRE MORTGAGE, INC., AND TO ANY INVESTOR TO WHOM GOLDEN EMPIRE MORTGAGE, INC., 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.

GOLDEN EMPIRE MORTGAGE, INC., OR ANY INVESTOR THAT PURCHASES THE MORTGAGE MAY ADDRESS THIS AUTHORIZATION TO ANY PARTY NAMED IN THE LOAN APPLICATION.

PRIVACY ACT NOTICE: THE INFORMATION TO BE OBTAINED WILL BE USED BY THE LENDER AND ANY FEDERAL AGENCY INSURING, GUARANTEEING OR PURCHASING THE MORTGAGE TO DETERMINE WHETHER YOU QUALIFY AS A PROSPECTIVE BORROWER UNDER THE LENDER'S AND THE AGENCY'S UNDERWRITING STANDARDS. THE INFORMATION WILL NOT BE DISCLOSED OUTSIDE THE LENDER AND THE FEDERAL AGENCY WITHOUT YOUR CONSENT EXCEPT TO THE PERSON OR COMPANY VERIFYING THE INFORMATION INCLUDING, BUT NOT LIMITED TO, YOUR EMPLOYER, BANK, LENDER AND ANY OTHER CREDIT REFERENCE AS NEEDED TO VERIFY OTHER CREDIT INFORMATION AND AS PERMITTED BY LAW. YOU DO NOT HAVE TO GIVE US THIS INFORMATION, BUT IF YOU DO NOT YOUR MORTGAGE LOAN APPLICATION MAY BE DELAYED OR REJECTED. THE INFORMATION WE WILL OBTAIN IS AUTHORIZED BY TITLE 38, U.S.C., CHAPTER 37 (IF VA); AND 12 U.S.C. SECTION 170 ET SEQ. (IF HUD/FHA).

CERTIFICATION FOR ALTERNATIVE DOCUMENTATION PROGRAMS

THE UNDERSIGNED CERTIFY THE FOLLOWING:

1. I/WE HAVE APPLIED FOR A MORTGAGE LOAN FROM GOLDEN EMPIRE MORTGAGE, INC., 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 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 GOLDEN EMPIRE MORTGAGE, INC., RESERVES THE RIGHT TO CHANGE THE MORTGAGE LOAN REVIEW PROCESS 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.

FLOOD INSURANCE REQUIREMENTS

THE NATIONAL FLOOD INSURANCE REFORM ACT OF 1994 (TITLE V OF THE RIEGLE COMMUNITY DEVELOPMENT AND REGULATORY IMPROVEMENT ACT OF 1994) REQUIRES FLOOD INSURANCE IF AT ANY TIME DURING THE TERM OF THE LOAN THE LENDER OR SERVICER DETERMINES THAT THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA (SFHA). IF GOLDEN EMPIRE MORTGAGE DETERMINES THE PROPERTY BEING FINANCED IS IN A SPECIAL FLOOD AREA, YOU WILL BE REQUIRED TO OBTAIN FLOOD INSURANCE AT THE CLOSE OF ESCROW. IF AT ANY TIME DURING THE TERM OF YOUR LOAN IT IS DETERMINED THAT THE PROPERTY IS IN A SFHA YOU WILL BE NOTIFIED AND HAVE 45 DAYS TO PROVIDE EVIDENCE OF ACCEPTABLE FLOOD INSURANCE TO THE SERVICER. IF NO RESPONSE IS RECEIVED AFTER 45 DAYS FROM THE ORIGINAL NOTIFICATION, THE SERVICER CAN FORCE-PLACE FLOOD COVERAGE. IN ADDITION, THE LAW PERMITS THE BORROWER TO PAY THE ACTUAL COST OF THE FLOOD DETERMINATION FEE. YOU MAY BE CHARGED THIS FEE AT THE CLOSE OF YOUR LOAN.

I/WE HAVE READ AND UNDERSTAND THE ABOVE DISCLOSURES AS EVIDENCED BY MY/OUR SIGNATURES BELOW:

Borrower Signature

Co-Borrower Signature