



# MOUNTAIN COAST MORTGAGE

RESIDENTIAL & COMMERCIAL

5435 SCOTTS VALLEY DRIVE SCOTTS VALLEY, CA 95066 831-438-7130 fax 831-438-4783

***Thank you for this opportunity to serve you.*** Although the enclosed loan package seems at first overwhelming, Mountain Coast Mortgage has taken every step to ease the amount of effort needed. To ensure that the loan process goes smoothly and as quickly as possible, it is very important that the information given be as accurate as possible. Please be sure to complete (in ink-written) all information including **phone numbers, addresses, zip codes, and account numbers**. Remember to answer all questions and sign where indicated. Please include the following information:

- 1) If borrower or co-borrower are salaried employees:
  - a) **Copies of all 2008 & 2009 W2's**
  - b) **Copy of current pay-stub(s)**
- 2) If either party is self-employed:
  - a) **Signed copies of 2008 & 2009 tax returns**
  - b) **Year to Date Profit & Loss Statement** (handwritten and/or unaudited o.k.)
  - c) **Current Balance Sheets**
  - d) **2008 & 2009 K1's for all Partnerships**
- 3) If you own income property:
  - a) **Copies of all rental agreements**
  - b) **Signed copies of 2008 & 2009 tax returns**
- 4) If this is a **second mortgage, copies of the first mortgage note.**
- 5) If this is a **condo**, a copy of the **bylaws, CC & R's, current budget and insurance if available.** (NOTE: Homeowners Association may charge a fee to provide these documents.)
- 6) Include a check for \$16.85 to cover the cost of the initial joint (husband and wife) credit report, and \$13.85 for a single person credit report. If changes are needed, then additional charges may be incurred and billed to you.
- 7) Please indicate name and phone # of Fire Insurance Agent. Also, do you want an impound account?
- 8) Copies of **3 months statements** on all **checking, savings, money market accounts, stocks, IRA's and retirement if applicable.** Note: If statements are not available, deposits *must* be verified directly with your financial institution. Some institutions may charge your account to provide such verifications.

Once all the appropriate forms are complete and signed please contact Mountain Coast Mortgage. If you have any questions, please do not hesitate to call me.

Warmest Regards,

# APPLICANT AUTHORIZATIONS

I have recently applied for a new mortgage loan. In order to complete the processing of my loan application, my lender requires information from you.

My signature at the bottom of this form authorizes you to release any and all information concerning my employment, bank deposits, credit rating, and/or any other such information as has been requested by my lender on the attached verification form.

You may also accept a copy of this signed authorization in place of the original.

\_\_\_\_\_  
Applicant's Signature

I have recently applied for a new mortgage loan. In order to complete the processing of my loan application, my lender requires information from you.

My signature at the bottom of this form authorizes you to release any and all information concerning my employment, bank deposits, credit rating, and/or any other such information as has been requested by my lender on the attached verification form.

You may also accept a copy of this signed authorization in place of the original.

\_\_\_\_\_  
Co-Applicant's Signature

My/Our lender has requested that the credit bureau may obtain my/our past and present credit information for the purpose of requesting a home mortgage loan approval.

For this reason, my/our signature(s) below authorizes you to release to the credit bureau any and all credit information in my/our file.

You may also accept a copy of this signed authorization in place of the original.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Co-Applicant's Signature

# BORROWER'S CERTIFICATION & AUTHORIZATION

## CERTIFICATION

The undersigned certify the following:

I/We have applied for a mortgage loan from Mountain Coast Mortgage. In applying for the loan, I/we have 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/We certify that all 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.

I/We understand and agree that Mountain Coast Mortgage 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 financial institution.

I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statement when applying for this mortgage, as applicable under the provisions of the Title 18, United States Code, Section 1014.

**The undersigned does hereby authorize and request that you release to Mountain Coast, for verification purposes, information concerning the following: Employment history, dates, title, income, hours worked, etc., bank and savings accounts of record, Mortgage loan rating (including opening date, high credit, payment amount, loan balance, and payment record), any other information deemed necessary in connection with a consumer credit report for a real estate transaction**

## AUTHORIZATION TO RELEASE INFORMATION

To whom it may concern:

I/We have applied for a mortgage loan from Mountain Coast Mortgage. As part of the application process, Mountain Coast Mortgage 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/We authorize you to provide to Mountain Coast Mortgage and to any investor, 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.

Mountain Coast Mortgage or any investor that purchases the mortgage may address this authorization to any party named in the loan application.

A copy of this authorization may be accepted as an original.

**Your prompt reply to Mountain Coast Mortgage or the investor that purchased the mortgage is appreciated.**

\_\_\_\_\_  
Borrower's Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Co-Borrower's Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Co-Borrower's Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Co-Borrower's Signature

\_\_\_\_\_  
Social Security Number

MOUNTAIN COAST MORTGAGE  
5435 Scotts Valley Drive Suite C  
Scotts Valley, CA. 95066  
831-438-7130 voice  
831-438-4783 fax

**Notice to the Home Loan Applicant  
(Use of Credit Score)**

In connection with your application for a home loan, the lender must disclose to you the score that a credit bureau 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 a credit bureau 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 credit bureau at the address and telephone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The credit bureau 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. If you have questions about your credit scores or the information in the credit report from which the scores were computed, you can contact the credit bureaus at the addresses and phone numbers listed below:

**Equifax 800-685-1111**  
P. O. Box 740258  
Atlanta, GA 30374-0258

**Trans-Union 866-887-2673**  
P. O. Box 4000  
Chester, PA 19016-4000

**Experian 888-397-3742**  
P. O. Box 2104  
Allen, TX 75013

By signing below, applicant(s) acknowledge that you have read and understand this document.

APPLICANT(S)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

**EQUAL CREDIT OPPORTUNITY ACT 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 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 the FEDERAL TRADE COMMISSION, 600 PENNSYLVANIA AVE., N.W., WASHINGTON, DC 20580.

Civil Code Section 1812.30: Requires notice that “the applicant, if married, may apply for a separate account.”

Alimony, child support, or separate maintenance income need not be revealed if the Borrower or Co-Borrower do not choose to have it considered as a basis for repaying this loan.

**STATE OF CALIFORNIA FAIR LENDING NOTICE**

TO: All applicants for a loan for the purchase, construction, rehabilitation, improvement or refinancing of a one to four family residence. Under the Housing Financial Discrimination act of 1977, it is unlawful for a financial institution to refuse to make a loan or to offer less favorable terms than normal (such as a higher interest rate, larger down payment or shorter maturity) based on any of the following considerations:

1. Neighborhood characteristics (such as the average age of the homes or the income level in the neighborhood), except to limited extent necessary to avoid an unsafe and unsound business practice.
2. Race, sex, color, religion, marital status, national origin or ancestry.

It is also unlawful to consider, in appraising a residence, the racial, ethnic, or religious composition of a particular neighborhood, whether or not such composition is undergoing change or is expected to undergo change.

If you wish to file a complaint, or if you have questions about your rights, contact: DEPT. OF RE, 320 W. 4<sup>TH</sup> ST., SUITE 350, LOS ANGELES, CA 90013-1105 or DEPT. OF RE, 1515 CLAY ST., SUITE 702, OAKLAND, CA 94612-1402

Or Call Collect: (916) 322-9851

If you file a complaint, the law requires that you receive a decision within thirty (30) days.

**NOTICE TO APPLICANTS**

This is notice to you as required by the right to Financial Privacy Act of 1978 that the Veterans Administration Loan Guaranty Service of Division/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 another Government agency or Department without your consent except as required or permitted by law.

We have applied for a mortgage loan. In the event that there is a significant change in our financial or employment status, which may have a bearing on approval of our application, we agree to inform our loan officer.

We understand that the fees for the credit report and/or appraisal are expenses incurred on our behalf for purposes of obtaining the loan for which we are applying and as such, said fees are not refundable. We hereby authorized payment and immediate release upon demand to escrow or authorized broker to mortgagor for said fees.

We are aware that any commitment on the part of the lender to make the loan to us is purely tentative and can be withdrawn if they are unable to close the loan under conditions contemplated at the time application was taken.

You have the right to a copy of the appraisal report that we will obtain on your property, provided that you have paid for or are willing to pay for the appraisal. To request a copy of the appraisal report, please phone your loan officer or loan processor at 831 438-7130.

**I/WE RECEIVED A COPY OF THIS NOTICE.**

Borrower	Date	Borrower	Date
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PLEASE FILL OUT THIS FORM TO HELP THE LOAN OFFICER BETTER SERVE YOU.

VERY IMPORTANT!

HOMEOWNERS

PLEASE LIST NAME OF PRESENT MORTGAGE CO. WITH MORTGAGE ACCOUNT #

FIRST: NAME OF MORTGAGE CO. \_\_\_\_\_  
ACCOUNT NUMBER: \_\_\_\_\_  
ADDRESS OF PROPERTY: \_\_\_\_\_  
ADDRESS OF MORTGAGE CO. \_\_\_\_\_  
\_\_\_\_\_

SECOND: NAME OF MTG CO. \_\_\_\_\_  
ACCOUNT NUMBER: \_\_\_\_\_  
ADDRESS OF PROPERTY: \_\_\_\_\_  
ADDRESS OF MORTGAGE CO. \_\_\_\_\_  
\_\_\_\_\_

THIRD: NAME OF MTG CO. \_\_\_\_\_  
ACCOUNT NUMBER: \_\_\_\_\_  
ADDRESS OF PROPERTY: \_\_\_\_\_

RENTERS

NAME OF YOUR CURRENT LANDLORD: \_\_\_\_\_  
LANDLORD'S ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

LANDLORD'S TELEPHONE: \_\_\_\_\_

NAME OF YOUR FORMER LANDLORD: \_\_\_\_\_  
LANDLORD'S ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

LANDLORD'S TELEPHONE: \_\_\_\_\_

ASSOCIATION'S

HOMEOWNER DUES: \$ \_\_\_\_\_  
ASSOCIATION'S ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

ASSOCIATION'S PHONE #: \_\_\_\_\_  
NAME OF CONTACT: \_\_\_\_\_

TAXES

YOUR PROPERTY TAXES ARE PAID  
THROUGH: \_\_\_\_\_  
THE NAME OF YOUR INSURANCE CO. \_\_\_\_\_  
AGENT: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
DATE OF POLICY PREMIUMS PAID UP TO: \_\_\_\_\_  
POLICY NUMBER: \_\_\_\_\_

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### Privacy Policy

We collect nonpublic personal information about you from the following sources:

Information we receive from you on applications and other forms;

Information about your transactions with us, our affiliates, or others; and

Information we receive from a consumer-reporting agency.

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as necessary for processing loan applications, real estate transactions, or complying with court orders.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

By signing below, applicant(s) acknowledge that you have read and understand this document.

APPLICANT(S)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature



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**See enclosed pamphlet for information only. Please  
contact your legal tax advisor for your specific situation.**

## **VESTING**

### ***VERY IMPORTANT!!***

Please print your name **EXACTLY** as you wish it to appear on the  
loan documents *and* Manner in which Title will be held (on the first  
page of the loan application).

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

**MANNER IN WHICH TITLE WILL BE HELD**

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## MOUNTAIN COAST MORTGAGE BROKER FEE DISCLOSURE

You have applied to Mountain Coast Mortgage for a residential mortgage loan. Mountain Coast Mortgage will submit your application for a residential mortgage loan to a participating lender with which it, from time to time, contracts upon such terms and conditions as you may request or a lender may require. The lenders have asked that this form be furnished to you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from the mortgage broker concerning your application.

**SECTION 1. NATURE OF RELATIONSHIP.** In connection with this mortgage loan:

- The mortgage broker may be acting as an independent contractor and not as your agent. If you are unsure of the nature of your relationship, please ask the mortgage broker for clarification.
- The mortgage broker has separate independent contractor agreements with various lenders.
- While the mortgage broker seeks to assist you in meeting your financial needs, it does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

**SECTION 2. THE BROKER'S COMPENSATION.** The lenders whose loan products are distributed by Mountain Coast Mortgage generally provide their loan products to the mortgage broker at a wholesale rate.

- The retail price a mortgage broker offers you (your interest rate, total points and fees) will include the brokers' compensation.
- In some cases, either you or the lender may pay the mortgage broker all of its compensation.
- Alternatively, both you and the lender may pay the broker a portion of its compensation. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees.
- Also, in some cases, if you would rather pay less up-front, you may be able to have some or all of the mortgage broker fees paid directly by the lender, which will result in a higher interest rate and higher monthly loan payments than you would otherwise be required to pay.
- The mortgage broker also may be paid by the lender based on (i) the value of the Mortgage Loan or related servicing rights in the market place or (ii) other services, goods or facilities performed or provided by the mortgage broker to the lender.

*You may work with the mortgage broker to select the method in which it receives its compensation depending on your financial needs, subject to the lender's loan program requirements and credit underwriting guidelines.*

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be disclosed on your HUD-1 or HUD-1A Settlement Statement.

By signing below, applicant(s) acknowledge that you have read and understand this document. By your signature you also acknowledge that you have received a copy of this document.

APPLICANT(S)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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I/We understand:

1. That signing any documents in connection with our loan with Mountain Coast Mortgage does not imply that there is any commitment on the part of Mountain Coast Mortgage to grant me/us any loan at any specific rate or fee. Mountain Coast Mortgage provides loan approval after receipt of all requested documentation from all third party sources, and me and after sufficient time to complete and assess said documentation for credit underwriting. Because every application is unique and often complicated, and the time to complete a loan application is a function of obtaining evidence from third party sources, no commitment can be made as to the time required to complete the loan approval.

2. Because of the unpredictable state of home financing, any expression to me/us in confidence that I/we might obtain a loan at a particular rate or amount is an expression of belief and opinion only. The final rate and fee are normally committed once the loan is drawn and submitted to escrow, with rates, points and fees being subject to escrow closing and funding conditions being met. Mountain Coast Mortgage is not responsible for the expiration of the commitment period due to unsatisfied conditions. The commitment will expire on the stated date of expiration as noted on the loan escrow instructions issued by Mountain Coast Mortgage.

3. I/We, as borrower(s), and Mountain Coast Mortgage agree that any controversy or claim arising out of or relating to the agreement shall be resolved in accordance with the rules of the American Arbitration Association and shall comply with and be governed by the provisions of the California Arbitration Act, SS128-1294.2 of the CA Code of Civil Procedures. I/We agree that the judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Arbitration pursuant to this provision shall occur in Santa Cruz County unless otherwise agreed upon by Mountain Coast Mortgage. The prevailing party in the arbitration proceedings shall be entitled to reasonable fees.

4. I/We are voluntarily making application for a loan and regardless of the outcome of this application, the credit report fee of \$\_\_\_\_\_ that I/we are paying to Mountain Coast Mortgage is non-refundable. Fees charged by Financial Institutions for verification of client's deposits, and by appraisers for the appraisal are the responsibility of the client not Mountain Coast Mortgage. If any portion of said fees are not spent, that portion will be refunded to me/us.

5. I/We agree that in the event this loan is canceled or assigned at my/our request after the loan has been approved, Mountain Coast Mortgage has the right to collect all outstanding fees or expenditures that were accrued in the processing of our file, as well as a reasonable processing fee for time and materials.

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Loan Officer Date