

Home Loan Application

Dear Applicant:

Thank you for considering Tlingit I laida Regional Housing Authority (THRHA) in your efforts to secure home financing. In order for us to process your application in the shortest amount of time possible, we must have **ALL** of the following items: This is for a \$20,000.00 down payment assistance program. You must gualify with a bank for the home loan and if you are per-approved we will process your application.

1	Uniform Residential Loan Application (please complete all sections as through as possible)
2	Credit Verification Authorization
3	Completed and signed copies of tax returns including W2s and schedules for the past 3 years
4	Copies of most recent pay stubs (covering a 30-day period)
5	Copies of the last 2 months bank statements for all deposit accounts
6	Copy of driver's license or identification card
7	Copy of tribal enrollment
8	_ \$50 processing fee

Complete both items in as much detail as possible and return them to this office at your earliest convenience. We will begin processing your reguest immediately upon receiving them. Incomplete or unsigned applications may delay the process. A booklet "Completing the Uniform Residential Loan Application" is also enclosed to assist you in completing the application.

Should you have any questions or concerns, please contact Louise Kadinger, Mortgage & Property Officer at **(907) 780-6868.**

Mail applications to: THRHA - 5446 Jenkins Drive Juneau, AK 99801 - (907) 780-6868



Credit Verification Authorization

Dollower			_
Co-Borrower			_
Address:			-
To Whom It May Conc			
		ration (HYFC) a wholly owned su	
		to verify my past and present emp	
records that may be need order a consumer credit and landlord references, be responsible for any coinsurance incurred durin will also serve as authorit HYFC respects your pri	ded to process my mortgage report and verify other crops. Social Security Administrates and charges includinging the evaluation of my redization. Evacy and protects your infector the purpose of process.	ck holdings, any other asset balance loan application. I further authored it information, including past are ation, and public assistance. I furth but not limited to appraisal, credit quest, It is understood that a photoe formation at all times. The informating the application for a mortgage	orize the lender to and present mortgage ther agree that I shall t report and title ocopy of this form ation obtained by
Borrower's Signature		Social Security Number	
Co-Borrower's Signatur	re	Social Security Number	
Date Datum to TUDHA 5446 Implim	s Driva Junaau AV 00001 - phone (S	907) 780-6868 - fax: (907) 780-6895	

Return to: THRHA - 5446 Jenkins Drive Juneau, AK 99801 • phone: (907) 780-6868 - fax: (907) 780-6895

Written Description of Financing Needs

Please use this space to briefly describe your home financing needs and/ or purpose of the loan request (i.e. type of home purchase, home construction, loan refinance, home improvement, location of home, etc.)

Down Payment Assistance Program

(This program is offered in Angoon, Craig, Douglas, Juneau, Kake, Kasaan, Klawock, Petersburg, Saxman, Skagway, Wrangell, and Yakutat.)

Coming up with cash is the biggest barrier to home ownership. Tlingit Haida Regional Housing Authority has a limited amount of funding available for down payment assistance for Native families earning less than 80% of the median family income (MFI).

Program Features:

- Up to a \$20,000.00 loan may be used for down payment and/or closing costs (excluding prepaid closing expenses).
- Assistance from THRHA becomes an interest bearing 2nd mortgage*. Interest rate= 5%.
- 1.5% loan origination fee
- \$50 processing fee due at time of application.
- 10 year term with no repayment for the first five years. 10 percent of the loan will be forgiven every year for the first five years, as long as the borrower owns and remains in the property. Any remaining balance will be amortized over the remaining term of the loan.
- Payoff is required if property is sold prior to maturity.
- Borrower's total cash holding after closing may not exceed \$3,000.00.
- Financing from a bank or mortgage lender is required.
- Purchase price may not exceed \$300,000.
- Mobile Homes are not eligible.

*Interest will accrue only after the fifth year and will apply to only the remaining balance.

TO QUALIFY, YOU MUST:

- Have an annual household income that is 80 percent or less of the median family income for your community.
- Borrower must show need (qualification for bank loan is contingent on our assistance).
- Must be first time homebuyer. Property must be owner occupied.
- Applicant required to attend certified first time homebuyer class.
- One member of the family must be Alaska Native or American Indian.

Credit History and Credit Score

THRHA may use automated "merged" credit reports most commonly used by banks and the credit industry. Credit reports and credit scores are one tool used to evaluate the borrower's attitude toward their financial obligations. THRHA maintains no minimum credit score for credit approval.

THRHA will evaluate the type of credit, age of credit accounts, the amount (volume) of credit, history of payments, and use or frequency of credit.

Derogatory credit such as frequent delinquencies, open collection accounts, defaults, bankruptcies and unsatisfied judgments are cause for denial.

Unsatisfied accounts or delinquent obligations to government entities such as the IRS< Child Support Enforcement, or property taxes are cause for immediate denial.

Collection items must be paid and satisfied prior to closing. Consideration will be given for reasonable explanations of derogatory credit and/ or if applicant can document a history of payments to satisfy the collection account or other work-out/payment agreement with the creditor.

If no history or score is available from the credit report, THRHA will conduct a non-traditional credit review (phone, cable, electric, utilities, etc.) if needed.

Applicants delinquent or in default on any THRHA, AHFC, or Tribal Partner payment obligation are not eligible for a loan until the amount is paid in full.

Employment and Income History

All employment and income for he previous two years must be verified.

Applicants with fluctuating income (self-employed, seasonal work, commission-based, or frequent job changes) may be averaged with the verification of year-to date income and the previous two years tax returns. Small business owners or self-employed applicants must have two years of verifiable income.

Child support, retirement, and social security income may be considered if payments have been consistent for 12 months and are confirmed to continue for at lease three more years.

Household Income Level and Source of Income

While there is no minimum income level requirement, applicants with a household income of less than 40% of the median family income are more likely to have difficulty assuming new debt payments. Applicants on fixed income such as retirement, social security or survivor payments and applicants receiving transfer payments such as TANF, child support or alimony as their sole source of income are likely to have difficulty affording any increase in housing payments that may occur such as insurance costs, property taxes and heating costs. THRHA will decline an applicant based solely on their source of income or income level but will take extra caution in determining affordability of housing payments.

Rent History

Rent, housing payments, or space rent history is one of the most important factors in our credit analysis and decision making formula. THRHA will evaluate rental history, duration, location, payment level in relation to current income and in relation to the proposed loan payment. Applicants will be asked for written explanation if there is a pattern or history of late rent payments.

Debt-to-Income Ratio

The THRHA loan payment and/ or the mortgage or other housing loan payment may not exceed 30% of household income. Monthly obligations (loans, credit cards, monthly installments, revolving loans, etc.) plus the proposed loan payment should not exceed 40% of gr ss household income. THRHA may use the applicant's "affordability income" (earned household income less payments that are received less than twice a year such as Alaska PFD and Native corporation dividend income) level to calculate the debt ratio. However, those items are included for income eligibility calculation purposes.

If less than ten payments remain on a monthly obligation, that payment amount may be excluded from the debt ratio calculation. If payments such as student loans are deferred for more than a year from loan closing, that payment may be excluded from the debt ratio calculation.

Property Guidelines

Properties eligible for financing are single family residences, condominiums, and, in minimal instances, mobile homes. New construction properties must meet Alaska building and energy standards.

Existing properties must meet minimum energy efficiency and health and safety standards as determined by a certified THRHA inspector and the THRHA Development and Construction Management (DCM) department. THRHA reserves the right to exclude properties from financing if these property standards are insufficient.

Mobile home must be a 1985 model or newer if THRHA is providing down payment assistance or direct financing. The mobile home must be on its own land and affixed to a permanent foundation.

If NAHASDA funds are used for primary financing on the first mortgage, an appraisal not more than 12 months old is required as well as a property inspection, which may be conducted by a certified THRHA staff person. All recommended repairs in the inspection must be completed prior to closing. Appraisals may not be required if THRHA constructed the house, had the house constructed by a contractor, or if the house has existing financing through THRHA.

Property must be located within THRHA's service area and within the tribe's community/

The purchase price may not exceed the Total Development Cost limit as established by HUD guidelines.

Properties financed directly wit NAHASDA funds under the loan program may be exempt or excluded from the environmental review requirement provided proper exemption forms have been approved and submitted as required.

Properties are required to maintain homeowner's hazard insurance coverage for the duration of the loan or for the useful life period, which ever is longer. THRHA must be named as a loss payee on the policy.

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 \(\square\) 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 or similar rights pursuant to applicable 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 who has community property or similar rights and the 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 Mortgage □ VA □ USDA/Rural Housing Service Agency Case Number Lender Case Number Applied for: ☐ FHA ☐ Conventional ☐ Other (explain): ☐ Fixed Rate Amount Interest Rate No. of Months Amortization ☐ Other (explain): % Type: □ GPM ☐ 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 ☐ Purchase ☐ Refinance ☐ Construction Property will be: ☐ Primary Residence ☐ Construction-Permanent ☐ Other (explain): ☐ Secondary Residence ☐ Investment Complete this line if construction or construction-permanent loan. **Original Cost** Amount Existing (a) Present Value of (b) Cost of Total (a + b) Year Lot Acquired Liens Lot **Improvements** \$ \$ \$ \$ Complete this line if this is a refinance loan. Purpose of Year **Original Cost** Amount Existing Describe □ made □ to be made Refinance Acquired Liens Improvements Title will be held in what Name(s) Manner in which Title will be held Estate will be held in: ☐ Fee Simple □ Leasehold (show expiration date)

Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)

Borrower III. BORROWE					R INFORMATION Co-Borrower					
Borrower's Nam	e (include Jr. or Sr.	if applic	cable)		Co-Borrower's Na	ame (include Jr. or S	Sr. if ap	plicable)		
Social Security Number	Home Phone (incl. Area code)		OB dd/yyyy)	Yrs. School	Social Security Number	Home Phone (incl. Area code)		OOB /dd/yyyy)	Yrs. School	
☐ Married ☐ Unmarried (include single, divo	·		age	o-Borrower) s No. Yrs.	☐ Married ☐ ☐ Unmarried (include single, divorce Present Address	Separated ed, widowed)). a	Borrower) ages No. Yrs.	
(street, city, state, Z	IP)				(street, city, state, ZIF	P)				
Mailing Address					Mailing Address,		Prese	nt Addre	ess	
Former Address (street, city, state, Z	. □ Own			No. Yrs.	Former Address (street, city, state, ZIF	☐ Own	□R	ent	No. Yrs.	
	rrower				T INFORMATION			rower		
Name & Addres of Employer	s ☐ Self Empl	loyed	Yrs. or	this job	Name & Address of Employer	s ☐ Self Emplo	yed		this job	
			in this	nployed line of rofession				in this I	nployed ine of rofession	
Position/Title/Ty	pe of Business			ess Phone area code)	Position/Title/Ty	pe of Business			ss Phone rea code)	
If employed in cu complete the foll		or less	than tu	vo years o	r if currently emplo	oyed in more tha	n one	positio	n,	
Name & Address of Employer	s □ Self Empl	oyed		ates om - to)	Name & Address of Employer	s □ Self Emplo	yed		ates m - to)	
			Month	ly Income				Monthl \$	y Income	
Position/Title/Ty	pe of Business			ess Phone area code)	Position/Title/Ty	pe of Business			ess Phone area code)	
Name & Address of Employer	s □ Self Empl	oyed		ates om - to)	Name & Address of Employer	s □ Self Emplo	yed		ates om - to)	
			Month	ly Income				Month	y Income	
B	(5.		\$.		B			\$		
Position/Title/Ty	pe of Business			ess Phone area code)	Position/Title/Typ	pe of Business			ess Phone area code)	

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:		
Total	\$	\$	\$	Total	\$	\$
Self Employe inancial statemer Describe Other I	nts. ncome A re	<i>lotice:</i> Alimon	y, child supp Borrower (B)	de additional docume ort, or separate mainte or Co-Borrower (C) do loan.	nance incom	ne need not be
B/C	•			- 		Monthly Amo
B/C						

Describe Other Income		Notice: Alimony, child support, or separate maintenance income revealed if the Borrower (B) or Co-Borrower (C) does not choose considered for repaying this loan.	
B/C			Monthly Amount
			\$

VI. ASSETS AND LIABILITIES

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

			Completed Joir	ntly 🗆 Not Jointly		
ASSETS Description	Cash or Market Value	Liabilities and Pledged Asse and account number for all o loans, revolving charge acco support, stock pledges, etc.	utstanding debts, inclu unts, real estate loans Use continuation she	ding automobile s, alimony, child et, if necessary.		
		Indicate by (*) those liabilities, which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.				
Cash deposit toward purchase held by:	\$	LIABILITIES	Monthly Payment & Months Left to Pay	Unpaid Balance		
List checking and savings a	ccounts below	Name and address of Company	\$ Payment/Months	\$		
Name and address of Bank, S&L, or Credit Union						
		Acct. no.				
Acct. no.	\$	Name and address of Company	\$ Payment/Months	\$		

	VI. ASS	SETS AND LIABIL	TIES (cont	'd)	
Name and address of Bank, Union		Acct. no.	Ì		
Acct. no.	\$	Name and address of Company		\$ Payment/Months	\$
Name and address of Bank Union	, S&L, or Credit				
		Acct. no.			
Acct. no.	\$	Name and addrest Company	ss of	\$ Payment/Months	\$
Name and address of Bank, Union	S&L, or Credit				
	T	Acct. no.			
Acct. no.	\$	Name and address Company	ss of	\$ Payment/Months	\$
Stocks & Bonds (Company name/number & description)	\$				
		Acct. no.		-	
Life insurance net cash value	\$	Name and address of Company		\$ Payment/Months	\$
Face amount: \$					
Subtotal Liquid Assets	\$	Acct. no.			
Real estate owned (enter market value from schedule of real estate owned)	\$	Alimony/Child Support/Separate Maintenance Pay Owned to:		\$	\$
Vested interest in retirement fund	\$				
Net worth of business(es) owned (attach financial statement)	\$	Job-Related Exp (child care, union due		\$	
Automobiles owned (make and year)	\$				
Other Assets (itemize)	\$				
		Total Monthly Pa	vments	\$	
Total Assets a.	\$	Net Worth (a minus b)	\$	Total Liabilities b.	\$

Schedule of Real Estate Owned (If additional properties are owned, use continuation sheet.)

Property Address (enter S if sold, PS pending sale or R rental being held f income)	S if if	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes & Misc.	Net Rental Income
			\$	\$	\$	\$	\$	\$
	То	tals	\$	\$	\$	\$	\$	\$

List any additional names under which credit has previously been received and indicate appropriate creditor name(s) and account number(s):

Alternate Name Creditor Name Account Number

	VII. DETAILS OF TRANS	ACTION		VIII. DECLARATION	1 S			
a.	Purchase price	\$	thr	If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.		wer	Co Borro	-
b.	Alterations, improvements, repairs				Yes	No	Yes	No
C.	Land (if acquired separately)		a.	Are there any outstanding judgments against you?				
d.	Refinance (incl. debts to be paid off)		b.	Have you been declared bankrupt within the past 7 years?				
e.	Estimated prepaid items		c.	Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?				
f.	Estimated closing costs		d.	Are you a party to a lawsuit?				
g.	PMI, MIP, Funding Fee		e.	Have you directly or indirectly been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? (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.)				
h.	Discount (if Borrower will pay)		f.	Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?				
				If "Yes," give details as described in the preceding question.				
i.	Total costs (add items a through h)		g.	Are you obligated to pay alimony, child support, or separate maintenance?				

j.	Subordinate financing	h.	Is any borrow	part of the down payment /ed?				
VII.	DETAILS OF TRANSACTION (cont'd)		VIII. DECLARATIONS (cont'd)			
k.	Borrower's closing costs paid by Seller	i.	Are you	ou a co-maker or endorser on a				
l.	Other Credits (explain)	 j.	Are yo	ou a U.S. citizen?				
		k.	Are yo	u a permanent resident alien?				
m.	Loan amount (exclude PMI, MIP, Funding Fee financed)	I.	as you	u intend to occupy the property ir primary residence?				
n.	PMI, MIP, Funding Fee financed	m.	Have	you had an ownership interest in erty in the last three years?				
0.	Loan amount (add m & n)		own-p	hat type of property did you rincipal residence (PR), second (SH), or investment property			_	
p.	Cash from/to Borrower (subtract j, k, I & o from i)		(2) Home- with	ow did you hold title to the by yourself (S), jointly your spouse or jointly with er person (O)?			—	
		ACKNOWI F		NT AND AGREEMENT				
proceinforninten inclu I have under appli (3) trappli indicelect insurrand I that become that report such assignation or menfore Acking succordations and I that assignation or menfore Acking succordations are applied to the assignation or menfore acking succordation and I that assignation are applied to the assignation of the acking succordation and I that are applied to the app	essors, attorneys, insurers, sentiation provided in this application tional or negligent misrepresenteding monetary damages, to any per made on this application, and/er the provisions of Title 18, Unitication (the "Loan") will be securine property will not be used for cation are made for the purpose atted in this application; (6) the ronic record of this application, are servicers, successors, and am obligated to amend and/or set in the purpose of the purpose of the property; and the property is set it may have relating to such delating agencies; (9) ownership of notice as may be required by largues has made any representation of the property; and (11) my transfer of the property. Each of the unlessors and assigns, may verify of	vicers, success is true and ation of this person who is or in criminal ted States (led by a more or any illegate of obtaining Lender, its whether or assigns may upplement the ge prior to cervicers, succeinquency, refer the Loan aw; (10) neith or warranty, insmission od in applications application of this indersigned in applications of the control of th	essors d correct informa may suf il penalti Code, S tgage of il or pro g a resi servicer not the y contin he inforr closing of cessors eport my and/or a er Lend y, expres f this ap ole feder n conta applicat mereby a y inform	ander and to Lender's actual or and assigns and agrees and at as of the date set forth opposite tion contained in this application fer any loss due to reliance upon les including, but not limited to, finec. 1001, et seq.; (2) the loan of deed of trust on the property describilited purpose or use; (4) all dential mortgage loan; (5) the property described in the property described	cknowled my sign may reany misme or imprequested statem operty watain the errand in the intained of the Lan or obtained of the Lan or obtained of the Lan or obtained my paying the contained of the Lan or obtained my paying the Lan or obtained my	dges nature sult in represent prison ed pur in this lents origing the originates age in the originates age in the originates age or the ning more trained in the originates age or the ning more trained in an in	that: (and the civil liagentation in the ci	1) the at any ability on that or both to this cation in this ied as /or ar okers cation of the core of
Bor X	rower's Signature	Date		Co-Borrower's Signature X		Date		

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.)

BORROWER		CO-BOF	RRO	WER	
☐ I do not wish to furnish this info	rmation	☐ I do not wish to furnish this information			
Ethnicity: Hispanic or Latino		Ethnicity	Ethnicity: ☐ Hispanic or Latino		
☐ Not Hispanic or Lating	0			Not Hispanic or Latino	
Race: American Indian or Al	aska Native	Race:		merican Indian or Alaska Native	
☐ Asian				Asian	
□ Black or African Amer	ican			Black or African American	
□ Native Hawaiian or Of	ther Pacific		_	lative Hawaiian or Other Pacific	
Islander				nder	
White		_		Vhite	
Sex: ☐ Female ☐ Male		Sex:	□ Fe	emale Male	
To be Completed by Loan Origina	ator				
This information was provided:					
☐ In a face-to-face interview☐ In a telephone interview					
☐ By the applicant and submitte	ed by fax or mail				
☐ By the applicant and submitte		Internet			
_ ,,					
Loan Originator's Signature		Date			
Loan Originator's Name (print	Loan Originator Id	dentifier		Loan Originator's Phone Number	
or type)				(including area code)	
Loan Origination Company's	Loan Origination	Company	,	Loan Origination Company's	
Name	Identifier			Address	

CONTINUATIO	ON SHEET/RESIDENTIAL LOAN APPL	ICATION
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

Χ

Date

Co-Borrower's Signature

Date