



Thank you for your interest in America's Credit Union home mortgage loan program.

Please print the following documents and read the information carefully.

- General Information – benefits of and basic guidelines for home mortgage loans.
- Things You Should Know About A Home Mortgage Loan – additional loan requirements.
- How Much Can I Borrow – home mortgage calculator.
- Home Mortgage Document Checklist – information to be returned with your application.
- Home Mortgage Becoming A Member – information for applicants who are not members of America's Credit Union.
- Home Mortgage Estimated Closing Costs – required settlement costs.
- Home Mortgage Consent Form – sign and return.
- Home Mortgage Deposit / Prepaid Acknowledgment – fill out, sign, and return.
- Home Mortgage Application – submit online or fill out, sign, and return.

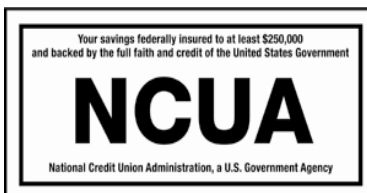
Within three (3) business days of receiving your documents, we will respond to your loan request. If conditionally approved, we will provide you with (1) a Servicing Disclosure Statement if required, (2) a Good Faith Estimate of Settlement Costs, (3) a Truth-in-Lending Disclosure Statement, and (4) a Credit Score Disclosure.

At the same time, we will order supporting documentation. A review of these documents will determine the final approval of your loan. You will be responsible for paying the settlement fees that are incurred to obtain this necessary information.

Thank you again for considering America's Credit Union for your home mortgage loan.

America's Credit Union  
NMLS ID# 562279

Revised 5/16/2014





Thank You for your interest in our real estate program.

The Credit Union is pleased to offer a real estate application to you. In this website package, you will find the necessary documents and a brief description of the basic guidelines.

A real estate loan takes approximately 3 to 4 weeks to complete. Your cooperation in providing all of the necessary information and supporting documentation will help avoid delays.

Our basic guidelines are:

- **Minimum down payment of 5% or refinance 80-90% loan to value.**
- **Total monthly debts (including new loan payment, taxes & insurance) should not exceed 45% of your gross monthly income.**

Advantages of financing with the Credit Union:

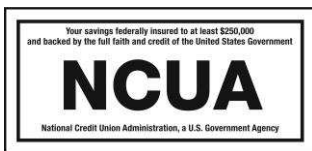
- **No application fee.**
- **No PMI insurance requirements.**
- **Loans are not sold to investors, but are held at the Credit Union.**
- **Conditional approval can be granted prior to paying for appraisal.**
- **Most loans can be amortized up to 30 years.**
- **Fixed rates and balloon notes available.**

Rates can change on a weekly basis. You may lock in a rate for up to 30 days prior to closing. If you have any questions please call your nearest ACU Real Estate Loan Officer at any ACU office listed below:

**Main Office**  
2154 Forest Lane  
Garland, Texas 75042  
972-494-5328

**Miller Rd. Office**  
3132 W. Miller Rd.  
Garland, Texas 75042  
469-429-2800

**Springfield, MO. Office**  
2350 East Bennett  
Springfield, Missouri 65804  
417-881-0482



National Credit Union Administration,  
a U.S. Government Agency—  
Member accounts are federally insured to  
at least \$250,000 and backed by the full faith  
and credit of the United States Government.



We Do Business in Accordance With the  
Federal Fair Housing Law and the  
Equal Credit Opportunity Act

# Things You Should Know About A Home Mortgage Loan

## **Home Mortgage Loan Requirements:**

- Must be a member of America's Credit Union. Not yet a member? Refer to "**Becoming a Member.**" Your Home Mortgage Loan Officer will provide you with a Membership Application or it can be obtained by visiting or calling an ACU office or from our website.
- Property must be single-family owner-occupied primary residence. Manufactured and mobile homes do not qualify.
- All documents must be signed by all owners as well as their spouses (if applicable).
- Homeowners insurance is required during the entire term of the loan with America's Credit Union listed as the mortgagee.

## **Fees and Other Expenses:**

- An appraisal will be required. ACU will order the appraisal.
- A title search and/or title policy will be required.
- All fees vary depending on location and other factors.
- A deposit or hold on funds to guarantee payment of certain fees may be required.
- Interest must be pre-paid from date of funding through the end of the month.

## **What's Next?**

Gather the information listed on the Document Checklist and mail or bring to an America's Credit Union's Real Estate Loan Officer at one of the offices listed below:

### **Main Office**

2154 Forest Lane  
Garland, Texas 75042  
972-494-5328

### **Miller Road Office**

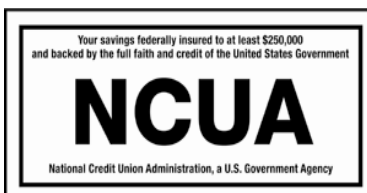
3132 W. Miller Road  
Garland, Texas 75042  
469-429-2800

### **Springfield Office**

2350 East Bennett  
Springfield, Missouri 65804  
417-881-0482

America's Credit Union  
NMLS ID# 562279

Revised 5/16/2014



## How Much Can I Borrow?

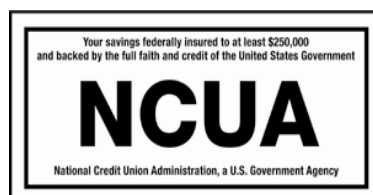
### HOME MORTGAGE LOAN CALCULATORS

Go to America's Credit Union website at [www.americascu.org](http://www.americascu.org). At top of the Home Page, there is a list that includes Calculators. Click on Calculators and then on Home, and use the following list of calculators to assist you in making decisions regarding a Home Mortgage Loan.

- Should I refinance?
- How much will my fixed rate mortgage payment be?
- How much will my payments be for a balloon mortgage?
- Should I rent or buy?
- How much will I save by increasing my mortgage payment?
- How much mortgage might I qualify for?
- How much home can I afford?
- Should I consolidate my loans?

America's Credit Union  
NMLS ID# 562279

Revised 5/16/2014



## Home Mortgage Document Checklist

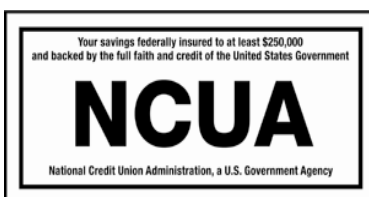
### COPIES OF THE FOLLOWING DOCUMENTS ARE NEEDED:

- For purchase loans only.** Copy of signed sales contract with addendums and disclosures and any inspections and copy of Earnest Money check (when available).
- For purchase loans only.** Copy of legal description or realtors multiple listing of property.
- For purchase loans only.** Please provide us with the name and phone number of your insurance agent as soon as possible.
- Check for payment of fees (or can be withdrawn from your credit union account upon pre-approval).
- Copies of one full month current, consecutive pay stubs for each borrower and W-2's for last two years. If self-employed/1099 last two years complete tax returns plus year-to-date profit and loss. If retired, copies of Social Security/Pension Benefit letters and last two years 1099s.
- Copies of most recent statements for checking, savings, 401K, and investment accounts showing name and address of institution and account numbers.
- If divorced, a copy of recorded Divorce Decree.
- Proof of Child Support/Alimony additional income for 12 months (if applicable).
- Copies of settlement statement upon sale of current home or 12 months executed lease agreement if current home will become rental property.
- Copy of Bankruptcy documents and discharge and explanation letter (if applicable)
- For Refinances Only.** Copy of Deed of Trust, Warranty Deed or Mortgage, and copy of payment coupon. Also, provide copy of **mortgage payoff** good for 30 days on all liens to be paid and copy of most recent survey.
- For Refinances Only.** Copy of current tax bill or statement and copy of current Homeowners Insurance Declaration page.

***This is an initial list of documentation – other documentation may or may not be required as the loan process progresses.***

America's Credit Union  
NMLS ID# 562279

Revised 5/16/2014





## Home Mortgage Becoming A Member

To become an ACU member, you must submit a Member Application, which can be found on our home page link under “Applications” or have your Home Mortgage Loan Officer provide one for you. You will need to submit the membership application with your home mortgage loan application in order to begin the process of your loan. You can also come in to any ACU office and open an account in person. Membership is a prerequisite for loans and other services of the Credit Union.

Joining America’s CU is easy. Simply open and maintain a share savings account with a minimum balance of \$25, and belong to either of these two categories:

- You (or a relative of yours) must live or work in one of the Texas counties of Dallas, Collin, or Rockwall, or,
- You (or a relative of yours) must be an employee or retiree of Kraft Foods; Philip Morris and its subsidiaries; U.S. Foodservice; Raytheon; Baylor Medical Center at Garland; Valspar; Sherwin Williams; Texas Post Offices of Rowlett, Wylie, Rockwall, Royse City or Terrell; or one of the more than 200 other companies selecting America’s CU as its credit union.

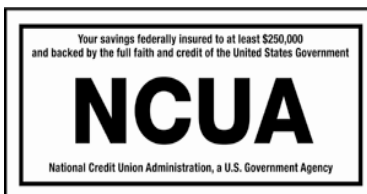
Please attach to your membership application a copy of two forms of identification (at least one must be a current government issued photo ID) and a check or money order for \$25, payable to America’s Credit Union. This deposit will be used to open your membership share account upon loan approval. If your loan is not approved, you may have the \$25 returned to you without further obligation. Of course, your membership is welcomed in either event, as we have many other services available.

Once you are conditionally approved for a home mortgage loan, you may be asked to deposit an additional amount in your share savings account to guarantee payment of the estimated closing fees on your loan. Actual expenses may ultimately be deducted from your loan proceeds if you choose.

We thank you for choosing America’s Credit Union. We hope to serve all of your financial needs. Once you are a member, you can always be a member, even if you move out of the area or change employers, simply by keeping your share account open.

America’s Credit Union  
NMLS ID# 562279

Revised 5/16/2014



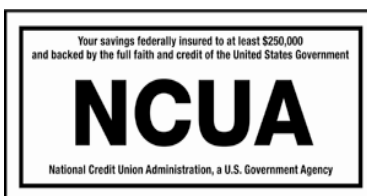


## Home Mortgage Estimated Closing Costs

Appraisal	\$400.00
Credit Report	\$ 40.00
Flood Certificate	\$ 8.00
Origination Fee	- 0 -
Points	- 0 -
Prepaid Interest	From date of closing untill 1st of next month
Prepaid Insurance	One full year and two months premiums
Prepaid Taxes	Two months payments – amount will vary on month of closing
Settlement/Escrow Fees	\$250.00
Document Preparation	\$175.00
Restrictions	\$ 37.50
Filing Fees	\$ 65.00
Surveys (regular lots not acreage)	\$375.00 - \$425.00
Tax Certificates	\$ 42.00
Courier Fees	\$ 30.00
Pest Inspection	\$125.00
Title Insurance	Based on loan amount and state regulations

America's Credit Union  
NMLS ID# 562279

Revised 5/16/2014





## Home Mortgage Consent Form

To Whom It May Concern:

I/We have applied for a home mortgage loan and hereby authorize you to release to America's Credit Union the requested information on the attached form concerning our employment, checking/savings accounts, outstanding obligations, and all other credit matters which they may require in order to process the loan application.

The information is for the confidential use of America's Credit Union in determining my/our creditworthiness for a mortgage loan or to confirm information I/we have supplied. In addition, I/we are aware that the documentation supplied is subject to re-verification after the date of loan disbursement.

A photographic or facsimile copy of this authorization may be deemed to be the equivalent of the original and may be used as a duplicate original.

Your prompt reply is appreciated.

---

Borrower's Signature	Date	Social Security Number
----------------------	------	------------------------

---

Borrower's Signature	Date	Social Security Number
----------------------	------	------------------------

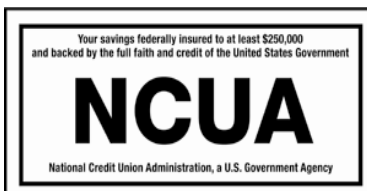
I hereby certify this to be a true and correct copy of the original signature(s).

---

Lender's Signature	Date	Telephone Number
--------------------	------	------------------

America's Credit Union  
NMLS ID# 562279

Revised 5/16/2014



We Do Business in Accordance With the  
Federal Fair Housing Law and the  
Equal Credit Opportunity Act





# 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):

<u>Borrower</u>	<u>Co-Borrower</u>	<b>I. TYPE OF MORTGAGE AND TERMS OF LOAN</b>	
Mortgage Applied for: <input type="checkbox"/> V.A. <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	Amortization Type: <input type="checkbox"/> Fixed Rate <input type="checkbox"/> Other (explain): <input type="checkbox"/> GPM <input type="checkbox"/> ARM (type):

<b>II. PROPERTY INFORMATION AND PURPOSE OF LOAN</b>			
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"/> Refinance	<input type="checkbox"/> Construction <input type="checkbox"/> Construction-Permanent	<input type="checkbox"/> Other (Explain)	
Property will be: <input type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment			
<b>Complete this line if construction or construction-permanent loan.</b>			
Year Lot Acquired	Original Cost \$	Amount Existing Liens \$	(a) Present Value of Lot \$
			(b) Cost of Improvements \$
			Total (a+b) \$
<b>Complete this line if this is a refinance loan.</b>			
Year Acquired	Original Cost \$	Amount Existing Liens \$	Purpose of Refinance
			Describe Improvements <input type="checkbox"/> made <input type="checkbox"/> to be made
			Cost: \$
Title will be held in what Name(s)		Manner in which Title will be held	
Source of Down Payment, Settlement Charges and/or Subordinate Financing (explain)		Estate will be held in: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date)	

<b>III. BORROWER INFORMATION</b>			
<u>Borrower</u>		<u>Co-Borrower</u>	
Borrower's Name (including Jr. or Sr. if applicable)		Co-Borrower's Name (including Jr. or Sr. if applicable)	
Social Security Number	Home Phone (incl. area code)	DOB (MM/DD/YYYY)	Yrs. School
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (includes single, divorced, widowed)	<input type="checkbox"/> Separated	Dependents (not listed by Co-Borrower) no. 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	

<b>If residing at present address for less than two years, complete the following:</b>			
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.	

<b>IV. EMPLOYMENT INFORMATION</b>			
<u>Borrower</u>		<u>Co-Borrower</u>	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Name & Address of Employer	<input type="checkbox"/> Self Employed
Yrs. on this job		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)
<b>If employed in current position for less than two years or if currently employed in more than one position, complete the following:</b>			
Name & Address of Employer	<input type="checkbox"/> Self Employed	Name & Address of Employer	<input type="checkbox"/> Self Employed
Dates (from - to)		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	Name & Address of Employer	<input type="checkbox"/> Self Employed
Dates (from - to)		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)

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





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