

## 코리스하우스 생활영어강좌

# 아파트임대 2 부(Renting an Apartment) 제 2 편

집은 생활의 필수조건입니다. 이번 강좌는 미국에서 주택구입 시 필요한 절차에 대해 설명해 드립니다. 또한, 주택구입에 필요한 서류 및 과정에 대한 다양한 정보를 제공해드립니다.

- ◆ 주미한국대사관과 아발론 아파트(Avalon Apartment at Foxhall, Washington D.C.) 협동 촬영
- ◆ 미국 주택구입에 관한 원어민 문화강좌
- ◆ 주택구입에 관한 용어 정리
- ◆ 주택구입에 자주 쓰이는 표현정리

### ◆ Lecture

#### ▶ Getting Prequalified

- Before beginning the home-buying process, it is important that you know how much you can afford to pay for a home.
- A lender can get you a prequalification so you will know what home you can afford and what your monthly payments will be.
- A prequalification is usually free and can usually be done in person or with a phone call.

#### ▶ Selecting a Real Estate Professional

- Once you have been prequalified from the loan company, it's time to find a real estate professional who can help you find a home.
- It's usually a good idea to find a real estate agent through personal referrals.

- Once you choose your agent, present your prequalification certificate. With this, your agent will be able to pre-select homes that are in your price range.
- Your agent can provide you with information about different neighborhoods where you might want to live, as well as suggest options that you may not have considered.

▶ **Searching for a Home**

- When searching for a home, you should begin by deciding what factors are important to you, such as:
  - 1) approximate cost
  - 2) location
  - 3) neighborhood
  - 4) quality and characteristics
  - 5) nearby schools
  - 6) the type of dwelling (i.e., condominium, town home, single family home)
- Once you have decided which neighborhood you are interested in, you should begin to view homes for sale with your real estate agent.
- During this period, it's important that you make a thorough evaluation of the properties that you visit.
- Feel free to take pictures or video so that you can remember what you liked or disliked in each home.
- When you finally find the home that you want to purchase, it is important that you inspect it from top to bottom. Sellers sometimes try to cover up major flaws in their home.
- These flaws can cost a lot to repair once you have bought the home, so you should do your best to inspect the home very carefully prior to purchasing it. Later, you will also have a home inspection done by a professional.

- Before making an offer on a home, you should get to know the neighborhood. Visit the area during different times of the day and night. Meet your potential neighbors and ask them about the neighborhood.

▶ **Make an Offer**

- When you are ready to make an offer, your real estate agent will prepare a purchase contract, which is the document that you will present to the seller, and where you offer a price and any conditions you have for the purchase.
- Before you make an offer, you need to determine how much the home is really worth. Your real estate agent can provide information about other homes in the area that have recently sold.
- Before presenting the purchase contract, make sure that the contract includes a clause that stipulates that the purchase depends on a satisfactory professional home inspection.
- Your real estate agent can recommend an experienced professional home inspector. The inspector should provide you a written evaluation of the home and make recommendations for any necessary repairs.
- Once your offer has been accepted, you will need to make an earnest money deposit, also known as a good faith deposit. This is a cash deposit towards the down payment that shows your commitment to buying the home. The amount will vary depending on the value of the home and the market.

▶ **Applying for a Loan**

- In the United States, most people buy their homes using loans, not cash. You generally make payments on this loan every month for 15 or 30 years, and then you get to stop making payments at the end.
- In the big picture, there are two types of home loans: fixed interest rate loans and variable interest rate loans.
- The most popular home loan is the traditional fixed rate mortgage.

- Generally, this interest rate is a little higher than the initial rate you receive with a variable rate mortgage. However, with this loan, you have the assurance that your interest rate will never rise.
- The monthly payment of interest plus the principal will always remain the same with this type of loan.
- The other type, a variable rate mortgage, is also known as an adjustable rate mortgage, or ARM, which has become popular for its low initial interest rate. The primary advantage of this loan is that it permits you to qualify more easily for a loan, or to get a large loan.
- With this loan, your interest rate can rise or fall, meaning that your monthly payments can also increase or decrease.
- Variable rate home loans can even save you money in the long run, if interest rates remain constant or fall. But this is risky, because you don't know what will happen.
- When banks or lenders review your loan application, the most important things they consider are the size of the down payment, two years of steady employment for the buyer, a good credit score, and income that's 2 to 3 times higher than your expected mortgage payment.
- Note that most homebuyers make a cash down payment of 3 to 20% of the sale price.
- After submitting the loan application, it can take several days or even weeks to get approval.
- If the application is approved, you're now ready to become a new homeowner.

▶ **The Closing, or Settlement**

- The closing, or settlement, is the meeting at which you sign all the paperwork and make the payments needed to become an official homeowner.
- The title company provides a forum for the exchange of documents and the releasing of funds during the closing.

- Prior to the closing meeting, your title company or attorney will review with you a copy of the Settlement Statement. This will provide the final total of your closing costs.
- There are many documents you must sign. For this reason, a closing typically takes one or two hours.
- The three most important documents you will sign are:
  - 1) The mortgage note
  - 2) The mortgage or deed of trust
  - 3) The deed
- After signing all the necessary documents, you will receive the key and will finally become an official homeowner.

▶ **After Moving in**

- Within a few days of the closing and the receipt of your loan, you will receive a letter from your lender with monthly payment instructions and an explanation of your responsibilities as a borrower.
- Your monthly payment includes the principal payment, interest, and private mortgage insurance (PMI). In the majority of cases, your monthly payment will also include property taxes and homeowners insurance.

◇ **강좌**

▶ **사전 자격심사**

- 주택을 구입하기 전, 당신이 어느 정도의 금액을 매매가격으로 지불할 수 있는지 아는 것이 중요합니다.
- 용자회사는 사전 자격심사를 통해 당신이 어느 정도 가격의 집을 구입할 수 있으며, 이에 매달 지불해야 하는 금액은 어느 정도가 될지 알려줍니다.

- 사전 자격심사는 보통 무료이며, 용자회사를 직접 찾거나 전화를 이용해 받아볼 수 있습니다.

▶ 부동산 매매 중개인

- 용자회사를 통해 사전 자격심사를 받은 후에는 매물로 나온 집을 알아볼 부동산 매매 중개인을 찾아보아야 합니다.
- 부동산 매매 중개인은 주변사람들의 추천을 받는 것이 좋습니다.
- 부동산 중개인을 결정한 후, 중개인에게 사전 자격심사 증명서를 주십시오. 중개인은 이것을 보고 당신에게 적합한 집을 물색할 것입니다.
- 중개인은 당신이 이사하고자 하는 지역과, 당신이 미처 생각하지 못했던 것들에 대한 정보까지 제공할 것입니다.

▶ 집 찾아보기

- 집을 알아볼 때 어떠한 것들이 당신에게 중요한 요소인지 먼저 결정합니다.
  - 1) 가격
  - 2) 집의 위치, 장소
  - 3) 동네
  - 4) 집의 특성
  - 5) 학군
  - 6) 집의 종류 (콘도미니엄, 타운 홈, 주택)
- 어느 동네로 이사할지 결정한 후, 중개인과 함께 매물에 올라와있는 집들을 보러 다닙니다.
- 집을 보러 다니는 동안 방문하는 모든 집들에 대해 철저한 평가를 해야 합니다.
- 방문했던 집들의 장점과 단점들을 기억하기 위해 사진이나 비디오 촬영을 해도 됩니다.
- 구입하고 싶은 집을 찾은 후에는 집을 꼼꼼히 살피고 점검해 보아야 합니다. 어떤 매도인은 집의 결점을 숨기기도 합니다.

- 집을 구입한 후 이러한 결점들을 수리하려면 많은 금액이 필요할 수 있습니다. 그렇기 때문에 집을 구입하기 전, 집을 최대한 꼼꼼히 살펴보는 것이 좋습니다. 나중에 전문감정가를 통한 감정을 받아볼 수 있습니다.
- 매매가격을 제안하기 전, 이사하고자 하는 동네에 대해 잘 알아보아야 합니다. 낮과 밤 시간에 동네를 방문해 보십시오. 당신의 이웃이 될 주민들과 만나 동네에 대해 궁금한 점들을 물어보십시오.

▶ **매매가격 제안**

- 매매가격을 제안할 준비가 되면, 당신의 중개인은 매도인에게 줄 매매계약서를 준비할 것입니다. 매매계약서를 통해 당신이 원하는 집의 가격과 조건을 제시합니다.
- 매매가격을 제시하기 전, 부동산의 실질가치가 얼마나 되는지 확인해야 합니다. 부동산 중개인은 최근 근처지역에서 이루어진 매매가격을 제공해줄 수 있습니다.
- 매매계약서 제출 전, 계약서에 구입은 전문감정에 따라 달라질 수 있다는 조건부 조항을 포함하고 있는지 확인합니다.
- 부동산 중개인은 당신에게 경험이 있는 전문감정사를 추천해줄 수 있습니다. 감정사는 당신에게 집에 대한 평가서와 수리가 필요한 것들에 대한 추천을 해줄 것입니다.
- 당신이 제안한 매매가격이 수락된다면 당신은 계약금을 지불해야 합니다. 이것은 당신의 구입 의지를 보여주는 것으로써 현금으로 지불해야 하는 계약금입니다. 계약금액은 집과 시장의 가치에 따라 다릅니다.

▶ **융자신청**

- 미국에서는 집을 구입할 때 보통 현금이 아닌 융자로 집을 구입합니다. 집에 대한 융자는 15년, 또는 30년 동안 매달 갚아야 합니다.
- 크게 2 종류의 융자방식이 있습니다. 고정금리융자와 변동금리융자가 있습니다.
- 가장 흔하게 쓰이는 것은 고정금리융자입니다.

- 일반적으로 고정금리용자의 초반 이자율은 변동금리용자 초반 이자율보다 높습니다. 하지만 고정금리용자를 이용할 시 이자율이 상승하지 않는다는 보장을 받을 수 있습니다.
- 고정금리용자를 이용하면 매달 지불해야 하는 이자와 원금에 변동이 없습니다.
- 다른 종류의 용자는 낮은 초반 이자율로 인해 많이 쓰이게 된 변동금리용자(ARM)입니다. 이 용자를 이용함으로써 얻는 가장 큰 이익은 용자를 승인 받기 더욱 쉽고, 큰 액수를 용자받을 수 있다는 것입니다.
- 변동금리용자를 이용하게 되면 이자율이 높아질 수도, 낮아질 수도 있습니다. 다시 말해 매월 지불해야 하는 금액이 늘어날 수도, 줄 수도 있습니다.
- 만약 이자율이 일정하다거나 낮아진다면, 장기적으로는 변동금리용자를 이용함으로써 돈을 절약할 수 있습니다.
- 은행 또는 대금업체가 당신의 용자 신청서를 심사할 때 가장 중요하게 고려하는 것은 계약금 액수, 2년 이상의 정규직, 높은 신용점수, 그리고 매월 지불해야 하는 금액의 2~3 배정도 되는 수입입니다.
- 매수인들은 보통 매매가격의 3~20%를 계약금으로 지불합니다.
- 용자신청서 제출 후, 승인여부는 보통 몇 일 혹은 몇 주의 기간이 소요됩니다.
- 만약 신청서가 승인된다면 당신은 새로운 집주인이 될 준비가 된 것입니다.

▶ **클로징**

- 클로징(부동산 거래의 최종단계)은 공식적으로 부동산을 양도받기 위해 필요한 서류에 서명을 하고 돈을 지불하기 위한 만남입니다.
- 타이틀회사(명의이전과 같은 부동산 거래를 도와주는 회사)는 클로징을 할 때 서류교환 및 자금지불을 위한 포럼을 제공합니다.
- 클로징을 하기 전, 당신의 변호사 또는 타이틀회사는 당신과 함께 세틀먼트 문서를 검토할 것입니다. 이때 통해 클로징 때 필요한 금액이 총 얼마인지 알 수 있습니다.

- 클로징을 할 때 서명해야 하는 서류가 많기 때문에 보통 1 시간에서 2 시간 정도의 시간이 소요됩니다.
- 당신이 서명해야 하는 가장 중요한 3 가지 서류는 아래와 같습니다.
  - 1) The mortgage note (융자를 갚는다는 서명)
  - 2) The mortgage or deed of trust (신탁증서)
  - 3) The deed (양도증서)
- 모든 서류에 서명이 끝나면 당신은 열쇠를 받고 공식적인 집주인이 됩니다.

▶ 이사 후

- 클로징이 끝난 후 당신은 매달 지불해야 하는 금액과 책임에 대한 내용의 편지를 대금업체로부터 받을 것입니다.
- 당신이 매달 지불해야 하는 금액은 원금, 이자, 보험을 포함합니다. 또한 대부분의 경우 재산세와 주택책임보험도 포함합니다.

◇ 용어 (Vocabulary)

<b>to purchase (v.)</b>	<b>구입하다</b>	credit history (n.)	신용
real estate (n.)	부동산, 물적 재산	interest rates (n.)	이자율
real estate agent (n.)	부동산업자	borrower (n.)	차용자
referral (n.)	위탁(추천)된 사람	fixed rate loan (n.)	고정 금리 대출
home (n.)	주택, 집	mortgage (n.)	저당권 설정의 (주택)대부, 융자
cost (n.)	가격	monthly payment (n.)	매달의 지불
neighborhood (n.)	이웃, 동네	down payment (n.)	(할부금의)계약금, 첫 불입금
dwelling (n.)	거처	adjustable rate mortgage (ARM) (n.)	변동 금리 저당 대출
condominium (n.)	(미) 분양 아파트	to increase (v.)	늘리다, 증가하다
town home (n.)	연립주택	to decrease (v.)	줄이다, 감소하다
single family home (n.)	개인 주택	home improvement (n.)	집수리
home inspection (n.)	주택감정	equity loan (n.)	담보대출
to repair (v.)	수리하다	closing	종결, 마감, 결산
appraisal value (n.)	감정가	settlement (n.)	(재산) 수여, 양도
buyer (n.)	소비자	fund (n.)	자금
seller (n.)	판매인	escrow (n.)	조건부 날인 증서
to buy (v.)	구입하다	attorney (n.)	변호사
to offer (v.)	제안하다	homeowner (n.)	집주인
neighbor (n.)	이웃	to sign (v.)	서명하다
purchase contract (n.)	판매 계약서	lender (n.)	대금업체
document (n.)	서류	deed of trust (n.)	신탁 보증서
condition (n.)	조건	property (n.)	재산, 소유권, 부동산
inspector (n.)	감정사	check (n.)	수표
inspection		principal payment (n.)	원리금
evaluation (n.)	평가	interest (n.)	이자
<b>loan (n.)</b>	<b>융자</b>	private mortgage insurance (n.)	개인 융자 보험
to apply (v.)	신청하다		
to approve (v.)	승인하다		
to reject (v.)	거부하다		
source of income (n.)	수입원		
debt (n.)	빚		

federal property tax (n.)	연방 재산세
liability insurance (n.)	책임 보험
abstract of title (n.)	권리 경과 설명서, 권원 현황 요약서
accrued interest (n.)	미수이자
agreement of sale (n.)	판매 동의서
amortization (n.)	법인에의 부동산 양도
annual percentage rate (APR) (n.)	연율
appreciation (n.)	증가, 등귀
depreciation (n.)	가치 하락, 감가상각
credit report (n.)	신용평가서
discount (n.)	할인하다
earnest money (n.)	계약금, 약조금
judgment lien (n.)	법적 담보권
margin (n.)	한계 수익점
maturity (n.)	만기일
principal (n.)	원금
to refinance (v.)	재정하다
tax lien (n.)	세금 담보권
title (n.)	권리 증서
contingency (n.)	조건부 조항
trust deed (n.)	(담보)신탁 증서

## ◇ 자주 쓰이는 표현

- ☞ **I'd like to apply for a loan to buy a house.**  
: 집을 구입하기 위해 융자를 받고 싶습니다.
- ☞ **Are there any houses for sale in this neighborhood?**  
: 이 동네에 매물로 나온 집이 있습니까?
- ☞ **Does this neighborhood have a good school district?**  
: 이 동네에 좋은 학군이 있습니까?
- ☞ **What's the listed price of this house?**  
: 이 집의 가격이 얼마입니까?
- ☞ **Are there any parks or recreational areas near this house?**  
: 이 집 근처에 공원이나 여가시설이 있습니까?
- ☞ **Where's the closest freeway to this house?**  
: 이 집에서 가장 가까운 고속도로가 어디 있습니까?
- ☞ **I'd like to take some time to think about it.**  
: 생각해 볼 시간이 필요합니다.
- ☞ **What type of loan do you recommend?**  
: 어떤 종류의 융자를 추천합니까?
- ☞ **I'd like to see the results of the home inspection first.**  
: 주택감정 결과를 먼저 보고 싶습니다.
- ☞ **How long will the loan application process take?**  
: 신청심사 과정이 얼마나 걸립니까?
- ☞ **What is the current annual percentage rate?**  
: 현재 연이율이 어떻게 됩니까?

☞ I want to avoid getting a risky loan.

: 위험한 용자는 피하고 싶습니다.

☞ Is it possible for me to get a lower interest rate?

: 낮은 이자율을 받는 것이 가능합니까?

☞ When can I move in after signing the documents?

: 서류에 서명한 후 언제 이사할 수 있습니까?

# 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 Borrower's spouse) will be used as a basis for loan qualification or  the income or assets of the Borrower's spouse will not be used as a basis for loan qualification, but his or her liabilities must be considered because 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.

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

II. PROPERTY INFORMATION AND PURPOSE OF LOAN	
Subject Property Address (street, city, state & zip code)	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
		<input type="checkbox"/> Leasehold (show expiration date)

Borrower	III. BORROWER INFORMATION	Co-Borrower	
Borrower's Name (include Jr. or Sr. if applicable)		Co-Borrower's Name (include Jr. or Sr. if applicable)	
Social Security Number	Home Phone (incl. area code)	Age	Yrs. School
<input type="checkbox"/> Married	<input type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Co-Borrower) no. ages	
<input type="checkbox"/> Separated			
Present Address (street, city, state, zip code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	No. Yrs:

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

Former Address (street, city, state, zip code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	No. Yrs:	Former Address (street, city, state, zip code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	No. Yrs:
Former Address (street, city, state, zip code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	No. Yrs:	Former Address (street, city, state, zip code)	<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	Years on this job:
		Years 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):	Monthly Income	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to):	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):	Monthly Income	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to):	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 EXPENSE INFORMATION**

Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Self 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 Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

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

**VI. ASSETS AND LIABILITIES**

This Statement and any applicable supporting schedule 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 spouse, this Statement and supporting schedules must be completed about that spouse also.

Completed  Jointly  Not Jointly

ASSETS		Cash or Market Value	Liabilities and Pledged Assets. List the creditor's name, address and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.		
Description			LIABILITIES		
			Name and address of Company	Monthly Payt. & Mos. Left to Pay	Unpaid Balance
Cash deposit toward purchase held by:	\$			\$ Payt./Mos.	\$
<b>List checking and savings accounts below</b>					
Name and address of Bank, S & L, or Credit Union					
Acct. no.	\$		Name and address of Company	\$ Payt./Mos.	\$
Name and address of Bank, S & L, or Credit Union					
Acct. no.	\$		Name and address of Company	\$ Payt./Mos.	\$
Name and address of Bank, S & L, or Credit Union					
Acct. no.	\$		Name and address of Company	\$ Payt./Mos.	\$
Name and address of Bank, S & L, or Credit Union					
Acct. no.	\$		Name and address of Company	\$ Payt./Mos.	\$
Name and address of Bank, S & L, or Credit Union					
Acct. no.	\$		Name and address of Company	\$ Payt./Mos.	\$
Stock & Bonds (Company name/number & description)	\$		Name and address of Company	\$ Payt./Mos.	\$
Life Insurance net cash value Face amount: \$	\$				
<b>Subtotal Liquid Assets</b>	<b>\$</b>				
Real estate owned (enter market value from schedule of real estated owned)	\$		Name and address of Company	\$ Payt./Mos.	\$
Vested interest in retirement fund	\$				
Net worth of business(es) owned (attach financial statement)	\$				
Automobiles owned (make and year)	\$		Name and address of Company	\$ Payt./Mos.	\$
Other Assets (itemize)	\$				
			Alimony/Child Support/Separate Maintenance Payments Owed to	\$	
			Job Related Expense (child care, union dues, etc.)	\$	
			<b>Total Monthly Payments</b>	\$	
<b>Total Assets a.</b>	<b>\$</b>		<b>Net Worth (a minus b)</b>	<b>\$</b>	<b>Total Liabilities b.</b>
					\$

**VI. ASSETS AND LIABILITIES (cont.)**

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

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

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

Alternative Name	Creditor Name	Account Number

**VII. DETAILS OF TRANSACTION**

**VIII. DECLARATIONS**

	\$	If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.	Borrower		Co-Borrower	
			Yes	No	Yes	No
a. Purchase price			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Alterations, improvements, repairs		a. Are there any outstanding judgements against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Land (if acquired separately)		b. Have you been declared bankrupt within the past 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Refinance (incl. in debts to be paid off)		c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Estimated prepaid items		d. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Estimated closing costs		e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgement? (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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. PMI, MIP, Funding Fee paid in cash		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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Discount (if Borrower will pay)		g. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Total costs (add items a through h)		h. Is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Subordinate financing		i. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Borrower's closing costs paid by Seller		j. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Other Credits (explain)		Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Loan amount (exclude PMI, MIP, Funding Fee financed)		l. Do you intend to occupy the property as your primary residence? If "Yes," complete question below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. PMI, MIP, Funding Fee financed		m. Have you had an ownership interest in a property in the last three years?				
o. Loan amount (add m & n)		(1) What type of property did you own -- principal residence (PR), second home (SH), or Investment Property (IP)?				
p. Cash from/to Borrower (subtract j, k, l & o from i)		(2) How did you hold title to the home -- solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?				

**IX. ACKNOWLEDGEMENT AND AGREEMENT**

The undersigned specifically acknowledge(s) and agree(s) that: (1) the loan requested by this application will be secured by a first mortgage or deed of trust on the property described herein; (2) the property will not be used for any illegal or prohibited purpose or use; (3) all statements made in this application are made for the purpose of obtaining the loan indicated herein; (4) occupation of the property will be indicated above; (5) verification or reverification of any information contained in the application may be made at any time by the Lender, its agents, successors and assigns, either directly or through a credit reporting agency, from any source named in this application, and the original copy of this application will be retained by the Lender, even if the loan is not approved; (6) the Lender, its agents, successors and assigns will rely on the information in the application and I/we have a continuing obligation to amend and/or supplement the information provided in this application if any of the material facts which I/we have represented herein should change prior to closing; (7) in the event my/our payments on the loan indicated in this application become delinquent, the Lender, its agents, successors and assigns, may, in addition to all their other rights and remedies, report my/our name(s) and account information to a credit reporting agency; (8) ownership of the loan may be transferred to successor assign of the Lender without notice to me and/or the administration of the loan account may be transferred to an agent, successor or assign of the Lender with prior notice to me; (9) the Lender, its agents, successors and assigns make no representations or warranties, express or implied, to the Borrower(s) regarding the property, the condition of the property, or the value of the property.

**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 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.

**Certification:** I/We certify that the information provided in this application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors or assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/We have made on 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 neither discriminate on the basis of this information, not on whether you choose to furnish it. However, if you choose not to furnish it, under Federal regulations this Lender is required to note race and sex on the basis of visual observation or surname. If you do not wish to furnish the above 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**

**Race/National Origin:**

I do not wish to furnish this information

American Indian or Alaskan Native     Asian or Pacific Islander     White, not of Hispanic origin

Black, not of Hispanic origin     Hispanic

Other (specify)

**Sex:**     Female     Male

**CO-BORROWER**

**Race/National Origin:**

I do not wish to furnish this information

American Indian or Alaskan Native     Asian or Pacific Islander     White, not of Hispanic origin

Black, not of Hispanic origin     Hispanic

Other (specify)

**Sex:**     Female     Male

To be Completed by Interviewer	Interviewer's Name (print or type)	Name and Address of Interviewer's Employer
This application was taken by: <input type="checkbox"/> face-to-face interview <input type="checkbox"/> by mail <input type="checkbox"/> by telephone	Interviewer's Signature	
	Date	
	Interviewer's Phone Number (incl. area code)	