

SIMONS & COMPANY



REAL ESTATE SERVICES

INSTRUCTIONS

Thank you for the opportunity to assist you with your financing needs.

Enclosed are the forms necessary to apply for real estate financing. Please complete and sign them as indicated, and return them to our office with the following items for each borrower:

Employed Individuals:

- W-2 forms for 2017 and 2018
- Two (2) most recent paystubs

Self-Employed Individuals:

- Federal Income Tax Returns for 2017 and 2018 (all pages)
- Year-to-date Profit & Loss Statement

For Purchases:

- Copy of purchase agreement

All Borrowers:

- Copy of most recent two months of statements for all bank and brokerage accounts including 401k, IRA, etc. (all pages)

For Refinances:

- Copy of current Fire Insurance Policy- showing premium and coverages

"To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account." What this means to you: We are asking you for your name, date of birth and other information that will allow us to identify you. We may also ask to see your driver license or other identifying documents."

- Copy of current driver license or passport

If you have any questions or require any assistance with your loan application, please feel free to call your loan agent.



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LOAN PURPOSE
(Refinances only)

Please describe the general purpose of this loan request.

If the purpose is to replace existing loan(s) with loan(s) at a better interest rate or improved terms, please state: ...to obtain a better interest rate or loan terms...

If you are requesting a higher loan amount to cash out some of your equity, please describe, in detail, the purpose for the additional funds requested. (Examples: home improvements, childrens college education, purchase new automobile, payoff consumer debt, etc.)

Signature of Applicant

Date

Signature of Applicant

Date



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BORROWER CERTIFICATION & AUTHORIZATION

CERTIFICATION

1. I/We have applied for a mortgage from SIMONS & COMPANY. In applying for the loan, I/we completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/we omit any pertinent information.
2. I/We understand and agree that SIMONS & COMPANY reserves the right to request and obtain verification of the information provided on or required by the loan application with the undersigned's employer, the financial institution or any other source.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

AUTHORIZATION TO RELEASE INFORMATION

1. I/We have applied for a mortgage loan from SIMONS & COMPANY. As a part of the application process, SIMONS & COMPANY 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 the quality control program.
2. I/We authorize you to provide to SIMONS & COMPANY, and to any lender/investor to whom SIMONS & COMPANY may broker/sell my mortgage, any and all information and documentation that they request. Such information includes but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of tax returns.
3. SIMONS & COMPANY or any lender investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

Signature of Applicant

Date

Social Security Number

Signature of Applicant

Date

Social Security Number



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THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977 FAIR LENDING NOTICE

It is illegal to discriminate in the provisions of or in the availability of financial assistance because of the consideration of:

- 1) Trends, characteristics or conditions in the neighborhood or geographic area surrounding a housing accommodation, unless the financial institution can demonstrate the particular case that such consideration is required to avoid an unsafe and unsound business practice; or
- 2) Race, color, religion, sex, marital status, national origin or ancestry

It is illegal to consider the racial, ethnic, religious or national origin composition of a neighborhood or geographic area surrounding a housing accommodation or whether or not such composition is undergoing a change, or is expected to undergo a change, in appraising a housing accommodation or in determining whether or not, or under what terms and conditions, to provide financing assistance.

These provisions govern financial assistance for the purpose of the purchase, construction, rehabilitation or refinancing of one to four unit family residences occupied by the owner and for the purpose of the home improvement of any one to four unit family residence.

If you have any questions about your rights, or if you wish to file a complaint, contact the management of this financial institution or the Bureau of Real Estate at one of the following locations:

1515 Clay Street, Suite 702
Oakland, CA 94612-1402

2201 Broadway, P. O. Box 187000 (mailing address)
Sacramento, CA 95818-7000

NOTICE TO APPLICANT OF RIGHT TO RECEIVE A COPY OF APPRAISAL REPORT

You have the right to a copy of the appraisal report obtained in connection with the loan for which you are applying, provided that you have paid for or are willing to pay for the appraisal.

If you would like a copy of the appraisal report, please either call your loan agent at (650) 924-1226 or send a written request to:

Simons & Company, 177 Bovet Road, Ste. 600, San Mateo, CA 94402

ACKNOWLEDGEMENT OF RECEIPT

I/We have received a copy of this notice.

Signature of Applicant

Date

Signature of Applicant

Date



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EQUAL CREDIT OPPORTUNITY ACT

You are hereby provided the following "Equal Credit Opportunity Act" notice as required under section 202.4(d), 13 C.F.R.:

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applications on the basis of sex or marital status. Beginning March 23, 1977, the act extends this protection to race, color, religion, national origin, age (provided the applicant has the capacity to contract), regardless of whether all or part of the applicant's income is derived from any public assistance program, or if the applicant has, in good faith, exercised any right under the Consumer Credit Protection Act.

The Federal Agency which administers institutional compliance with this law is:

The Federal Trade Commission
600 Pennsylvania Avenue
N. W. Washington, DC

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so. Having made this disclosure to you, we are permitted to inquire if any of the income shown on your application is derived from such a source and to consider the likelihood of consistent payment as we do with any income on which you are relying to qualify for the loan for which you are applying.

PRIVACY ACT NOTICE

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

This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37.

ACKNOWLEDGEMENT OF RECEIPT

I/We have received a copy of this notice.

Signature of Applicant

Date

Signature of Applicant

Date



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MORTGAGE LOAN ORIGATION AGREEMENT

You have applied to SIMONS & COMPANY, a mortgage broker, for a residential mortgage loan. We will submit your application for a residential mortgage loan to a participating lender with which we from time to time contract, 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 us concerning your application.

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

- We are acting as an independent contractor and not your agent. If you are unsure of the nature of your relationship, please ask us for clarification.
- We have separate independent contractor agreements with various lenders.
- While we seek to assist you in meeting your financial needs, we do 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 Simons & Company generally provide their loan products to us at a wholesale rate.

- The retail price we offer you -- your interest rate, total points and fees -- will include our compensation.
- In some cases, we may be paid all of our compensation by either you or the lender.
- Alternatively, we may be paid a portion of our compensation by both you and the lender. 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 wish to have some or all of our 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.
- We 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 us to the lender.

You may work with us to select the method in which we receive our compensation, depending upon your financial needs and 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 the Mortgage Loan Disclosure Statement/ Good Faith Estimate. The final amounts will be disclosed on your HUD-1 or HUD-1a Settlement Statement.

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

MORTGAGE LOAN ORIGINATOR		APPLICANT(S)	
SIMONS & COMPANY <small>Company Name</small>		<hr/> <small>Applicant Name Printed</small>	
John Bruce Simons NMLS 242702 <small>Agents Name</small>		<hr/> <small>Applicant Name Printed</small>	
<hr/> <small>Agents Signature</small>	<hr/> <small>Date</small>	<hr/> <small>Applicant Signature</small>	<hr/> <small>Date</small>
Simons & Company NMLS 328525		<hr/> <small>Applicant Signature</small>	<hr/> <small>Date</small>