

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):

Borrower _____ Co-Borrower _____

I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied for: <input type="checkbox"/> VA <input type="checkbox"/> Conventional <input type="checkbox"/> Other (explain): <input checked="" type="checkbox"/> FHA <input type="checkbox"/> USDA/Rural Housing Service	Agency Case Number F694H3A	Lender Case Number
Amount \$ 77,600	Interest Rate 7.750 %	No. of Months 360/30
Amortization Type: <input checked="" type="checkbox"/> Fixed Rate <input type="checkbox"/> Other (explain): <input type="checkbox"/> GPM <input type="checkbox"/> ARM (type):		

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address (street, city, state, & ZIP) 14717 BURIN #300, Lawndale, CA 90260 County: Los Angeles	No. of Units 1
Legal Description of Subject Property (attach description if necessary) SEE ATTACHED	Year Built 1974

Purpose of Loan <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Construction <input type="checkbox"/> Other (explain): <input type="checkbox"/> Refinance <input type="checkbox"/> Construction-Permanent	Property will be: <input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment
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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 <input type="checkbox"/> made <input type="checkbox"/> to be made
	\$	\$		Cost: \$

Title will be held in what Name(s) Oscar Ray Klient	Manner in which Title will be held A single man	Estate will be held in: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold(show expiration date)
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Source of Down Payment, Settlement Charges and/or Subordinate Financing (explain) INHERITANCE - GRANDFATHER	
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III. BORROWER INFORMATION

Borrower Borrower's Name (include Jr. or Sr. if applicable) Oscar Ray Klient	Co-Borrower Co-Borrower's Name (include Jr. or Sr. if applicable)
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Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School	Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School
555-01-1985	619-765-1212	04/01/1973	15				

<input type="checkbox"/> Married <input checked="" type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Co-Borrower) no. 0 ages	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Borrower) no. _____ ages
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Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent 2 No. Yrs. 124 DEL MAR APT #24 DEL MAR, CA 90214	Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs.
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Mailing Address, if different from Present Address	Mailing Address, if different from Present Address
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If residing at present address for less than two years, complete the following:

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.
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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.
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Borrower		IV. EMPLOYMENT INFORMATION		Co-Borrower	
Name & Address of Employer BOEING 1000 LAKEWOOD BLVD Long Beach, CA 90805	<input type="checkbox"/> Self Employed	Yrs. on this job 5 yr(s)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job
		Yrs. employed in this line of work/profession 7.5			Yrs. employed in this line of work/profession
Position/Title/Type of Business MANAGER		Business Phone (incl. area code) 562-665-4545	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)	Name & Address of Employer	<input type="checkbox"/> Self Employed	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	Dates (from-to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	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	Dates (from-to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	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	Dates (from-to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	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	Dates (from-to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	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)

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$ 4,000.00	\$	\$ 4,000.00	Rent	\$ 1,000.00	
Overtime	375.00		375.00	First Mortgage (P&I)		\$ 555.94
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		72.08
Net Rental Income				Mortgage Insurance		30.79
Other (before completing, see the notice in "describe other income," below)				Homeowner Assn. Dues		150.00
				Other:		
Total	\$ 4,375.00	\$	\$ 4,375.00	Total	\$ 1,000.00	\$ 808.81

* Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

Describe Other Income **Notice:** Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) or Co-Borrower (C) does not choose to have it considered for repaying this loan.

B/C		Monthly Amount
		\$

VII. DETAILS OF TRANSACTION		VIII. DECLARATIONS				
a. Purchase price	\$ 80,000.00	If you answer "Yes" to any questions a through i, please use continuation sheet for explanation. a. Are there any outstanding judgments against you? b. Have you been declared bankrupt within the past 7 years? c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years? d. Are you a party to a lawsuit? e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? <small>(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.)</small> 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. g. Are you obligated to pay alimony, child support, or separate maintenance? h. Is any part of the down payment borrowed? i. Are you a co-maker or endorser on a note? ----- j. Are you a U. S. citizen? k. Are you a permanent resident alien? l. Do you intend to occupy the property as your primary residence? If "Yes," complete question m below. m. Have you had an ownership interest in a property in the last three years? (1) What type of property did you own-principal residence (PR), second home (SH), or investment property (IP)? (2) How did you hold title to the home-solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?	Borrower		Co-Borrower	
b. Alterations, improvements, repairs			Yes	No	Yes	No
c. Land (if acquired separately)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Refinance (incl. debts to be paid off)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Estimated prepaid items	1,090.25		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Estimated closing costs	2,228.40		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. PMI, MIP, Funding Fee			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Discount (if Borrower will pay)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Total costs (add items a through h)	83,318.65		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Subordinate financing			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Borrower's closing costs paid by Seller			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Other Credits (explain) Cash Deposit	2,340.00		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Loan amount (exclude PMI, MIP, Funding Fee financed)	77,600.00		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. PMI, MIP, Funding Fee financed			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Loan amount (add m & n)	77,600.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
p. Cash from/to Borrower (subtract j, k, l & o from i)	3,378.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

IX. ACKNOWLEDGEMENT AND AGREEMENT

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Acknowledgement. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate purpose through any source, including a source named in this application or a consumer reporting agency.

Borrower's Signature X	Date	Co-Borrower's Signature X	Date
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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 <input checked="" type="checkbox"/> I do not wish to furnish this information	CO-BORROWER <input type="checkbox"/> I do not wish to furnish this information
Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White
Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male	Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male

To be Completed by Interviewer This application was taken by: <input type="checkbox"/> Face-to-face interview <input type="checkbox"/> Mail <input type="checkbox"/> Telephone <input type="checkbox"/> Internet	Interviewer's Name (print or type) Harvey Clemmens Interviewer's Signature _____ Date _____ Interviewer's Phone Number (incl. area code) _____	Name and Address of Interviewer's Employer
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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: Oscar Ray Klient
Co-Borrower:

Agency Case Number: F694H3A
Lender Case Number:

THIS LOAN MUST EITHER BE PAID IN FULL AT MATURITY OR REFINANCED TO A MARKET LEVEL FIXED-RATE MORTGAGE. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE IF YOU DO NOT QUALIFY FOR THE CONDITIONAL RIGHT TO REFINANCE AS SPECIFIED IN THE NOTE ADDENDUM AND MORTGAGE RIDER. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN IF QUALIFICATION CONDITIONS ARE NOT MET. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

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 X	Date	Co-Borrower's Signature X	Date
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GOOD FAITH ESTIMATE

Applicants: **Oscar Ray Klient**
 Property Addr: **14717 BURIN #300, Lawndale, CA 90260**
 Prepared By:

Application No: **OSCAR**
 Date Prepared: **07/24/2007**
 Loan Program:

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees listed are estimates-actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 settlement statement which you will be receiving at settlement. The HUD-1 settlement statement will show you the actual cost for items paid at settlement.

Total Loan Amount \$ **77,600** Interest Rate: **7.750 %** Term: **360 / 30** mths

800	ITEMS PAYABLE IN CONNECTION WITH LOAN:	PFC	S	F	POC
801	Loan Origination Fee 1.000%	\$			776.00
802	Loan Discount				
803	Appraisal Fee				250.00
804	Credit Report				10.00
805	Lender's Inspection Fee				
808	Mortgage Broker Fee				
809	Tax Related Service Fee				
810	Processing Fee				25.00
811	Underwriting Fee				
812	Wire Transfer Fee				40.00

1100	TITLE CHARGES:	PFC	S	F	POC
1101	Closing or Escrow Fee:	\$			352.40
1105	Document Preparation Fee				
1106	Notary Fees				40.00
1107	Attorney Fees				
1108	Title Insurance: ALTA				315.00
	Deed Recording				14.00
	Loan Recording				67.00
	Endorsment Fee				25.00
	Messenger Fee				50.00

1200	GOVERNMENT RECORDING & TRANSFER CHARGES:	PFC	S	F	POC
1201	Recording Fees: Trust Deed	\$			14.00
1202	City/County Tax/Stamps:				
1203	State Tax/Stamps:				

1300	ADDITIONAL SETTLEMENT CHARGES:	PFC	S	F	POC
1302	Pest Inspection	\$			
	Home Inspection				250.00

Estimated Closing Costs **2,228.40**

900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:	PFC	S	F	POC
901	Interest for 16 days @ \$ 16.7056 per day	\$			267.29
902	Mortgage Insurance Premium				
903	Hazard Insurance Premium				
904					
905	VA Funding Fee				

1000	RESERVES DEPOSITED WITH LENDER:	PFC	S	F	POC
1001	Hazard Insurance Premium months @ \$ per month	\$			
1002	Mortgage Ins. Premium Reserves 8 months @ \$ 30.79 per month				246.32
1003	School Tax months @ \$ per month				
1004	Taxes and Assessment Reserves 8 months @ \$ 72.08 per month				576.64
1005	Flood Insurance Reserves months @ \$ per month				
	months @ \$ per month				
	months @ \$ per month				

Estimated Prepaid Items/Reserves **1,090.25**

TOTAL ESTIMATED SETTLEMENT CHARGES **3,318.65**

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds):	\$
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TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:		TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price/Payoff (+)	80,000.00	203k Rehabilitation Cost (+)	0.00
Loan Amount (-)	77,600.00	EEM Improvements (-)	
(Base Loan Amount + UFMIP/FF)		Cash Deposit	-2,340.00
UFMIP/FF Financed (+)	0.00	Principal & Interest	555.94
Est. Closing Costs (+)	2,228.40	Other Financing (P & I)	
Est. Prepaid Items/Reserves (+)	1,090.25	Hazard Insurance	
Amount Paid by Seller (-)		Real Estate Taxes	72.08
Required Cash Investment (-)		Mortgage Insurance	30.79
MIP Refund (-)		Homeowner Assn. Dues	150.00
		Other	
Total Est. Funds needed to close	3,378.65	Total Monthly Payment	808.81

This Good Faith Estimate is being provided by _____, a mortgage broker, and no lender has been obtained. These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your mortgage broker or lender, if your application is to purchase residential real property and the lender will take a first lien on the property. The undersigned acknowledges receipt of the booklet "Settlement Costs," and if applicable the Consumer Handbook on ARM Mortgages.

Applicant **Oscar Ray Klient**

Date

Applicant

Date

Prequalification

Prequalification For: **Oscar Ray Klient**
 Property Address: **14717 BURIN #300 Lawndale, CA 90260**
 Prepared For:

Provided By: **Harvey Clemmens,**

Loan Program:	Loan Type: <i>First</i>	Residency: <i>Primary</i>	
Loan Summary	Income	Borrower	Co-Borrower
Purchase Price \$ 80,000	Base Income \$ 4,000.00		\$
Down Payment 3.000 %	Overtime 375.00		
Equity 2,400	Bonuses		
Loan Amount 77,600	Commission		
Note/Qual Rate 7.750 % / 7.750 %	Dividend		
Term (months) 360	Net Rent		
Monthly Payment 555.94	Other		
Prim H E 1,000.00	Total Income 4,375.00		
Sub. Financing			
If 2nd, then 1st Mtg.	Housing Expenses		
APR 8.231	First Mortgage \$ 555.94		
Closing Cost	Other Financing		
Loan Fee \$ 776.00	Hazard Insurance		
Appraisal Fee 250.00	Taxes 72.08		
Credit Report 10.00	Mortgage Insurance 30.79		
MIP/FF	Home Owners Assoc. 150.00		
Other 2,282.65	Other		
Total Closing Cost 3,318.65	Total Housing Expenses 808.81		
Ratio	Other Obligations		
Housing Expenses/Income 18.487 %	Negative Cash Flow \$ 0.00		
Total Payments/Income 33.916 %	All Other Payment 675.00		
Loan to Value 97.000 %	Total Other Payment 675.00		
Total Loan to Value 97.000 %			

The prequalification statement above is presented as an estimate of an appropriate price that is realistic to consider. This is not a loan commitment nor is it a guarantee of any qualification. This statement is based solely on estimated figures and information available at the time of preparation.



Rent Vs. Own

Rent Vs. Own For: **Oscar Ray Klient**
Property Address: **14717 BURIN #300 Lawndale, CA 90260**
Prepared For:

Provided By: **Harvey Clemmens,**

Months to Compare: **36 mths**

Loan Program:

Loan Summary

Purchase Price	80,000
Down Payment	3.000 % / 2,400
Loan Amount	77,600
Interest Rate	7.750 %
Term (months)	360
Monthly Payment	555.94

Rent

Month	1,000.00
Increase/Yr	4.00 %
Total Rent	37,459.20

Comparison

Monthly

Total

Closing Costs from GFE		3,318.65
Equity after Months to Compare	2,052.78	73,900.00
Appreciation (Compound Yearly)	7.000 %	476.34
Investment (Compound Monthly)	3.000 %	17.45
Housing Expense	808.81	628.02
Tax Bracket	40.000 %	157.36
		5,664.93

Benefit of Purchase

3,617.38

130,225.74

The Rent Vs. Own comparison above is presented as an estimate of the financial difference between home renting and owning. This is not a loan commitment; nor is it a guarantee of any financial benefit. This comparison is based solely on estimated figures and information available at the time of preparation.



Borrower Summary

File No. OSCAR

I. Borrower Information

Borrower Name Oscar Ray Klient SSN 555-01-1985 H Phone # 619-765-1212
E-Mail OK@yahoo.com Cell / Alt # 619-761-1212 B Phone # 562-665-4545
Birthday 04/01/1973 Fax # _____
Co-Borrower Name _____ SSN _____ H Phone # _____
E-Mail _____ Cell / Alt # _____ B Phone # _____
Birthday _____ Fax # _____
Present Address 124 DEL MAR APT #24 Personal Interests _____
DEL MAR, CA 90214 Children's Info. _____

II. Property Information

Property Address 14717 BURIN #300
Lawndale, CA 90260 County:Los Angeles

Occupancy Status Primary Residence Sales Price 80,000
 Second Home Down Payment/Equity 3.000 % / 2,400
 Investment Property Appraised Value _____

III. Mortgage Information

Note Information

Loan Amount 77,600
Note Rate 7.750 %
Term (in months) 360
Due (in months) 30
Monthly Payment 555.94

Lien Position

First
 Second
Loan Program: _____
Loan Rep: Harvey Clemmens

IV. Underwriting Information

Qualifying Ratios		Loan-to-Value Ratios			
Primary Housing Expense/Income	<u>18.487 %</u>	LTV	<u>97.000 %</u>	Total Income	<u>4,375.00</u>
Total Obligations/Income	<u>33.916 %</u>	Total LTV	<u>97.000 %</u>	Total House Exp	<u>808.81</u>
				Other Payments	<u>675.00</u>

V. Contact Information

Contact Date	Time	Memo

Source: _____

Comments: