

Residential Loan Application

INSTRUCTIONS: This is an interactive form that allows you to enter information in each field by using the tab key to move through the form. The information you enter CANNOT be saved. When you have completed the form, print the form using the Print button on the last page. Once you have your printed copy, click on the Clear button to clear your data. Or if you prefer, the form will reset itself. Sign the forms and mail or fax them to LCEF.

1. Primary Applicant ☐ Commissioned **OR** ☐ Ordained **AND** ☐ Active **OR** ☐ Emeritus
2. Purpose of Loan ☐ Purchase **OR** ☐ Refinance (Property MUST BE primary residence.)
☐ If refinancing, is any portion of funds being used for home improvements? ☐ No ☐ Yes
3. Loan Program Requested: ☐ 15-Year Fixed - Amortized for a maximum 15 years **OR**
☐ 7-Year ARM - Amortized for years (up to 30 years) **OR** ☐ 10-Year ARM - Amortized for years (up to 30 years)
OR "Well-Qualified Buyer" Mortgage Loan: ** ☐ 30-Year Fixed **OR** ** ☐ 15-Year Fixed ** These mortgages are available for purchases only with 20% minimum down payment (non-borrowed funds) and require meeting specific underwriting guidelines including exceptional credit history. Available for a limited time.
4. In which LCMS district will you serve when this loan is closed?
5. First-Time home buyer? ☐ No ☐ Yes
6. Are you currently an LCEF investor? ☐ No ☐ Yes Investment No.

Section A: Borrower Information

BORROWER		CO-BORROWER	
Borrower's Name (Include Jr. or Sr. if applicable)	Date of Birth	Borrower's Name (Include Jr. or Sr. if applicable)	Date of Birth
Social Security Number	Home Phone	Social Security Number	Home Phone
Email Address	Cell Phone	Email Address	Cell Phone
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (Include single, divorced, widowed) <input type="checkbox"/> Separated	Dependents (Not Listed by Co-Borrower) No. Ages	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (Include single, divorced, widowed) <input type="checkbox"/> Separated	Dependents (Not Listed by Borrower) No. Ages
Present Address (Street, City, State, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Live in Parsonage Number of Years: <input type="text"/>		Present Address (Street, City, State, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Live in Parsonage Number of Years: <input type="text"/>	
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 Number of Years: <input type="text"/>		Former Address (Street, City, State, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent Number of Years: <input type="text"/>	

Section B: Employment Information

BORROWER		CO-BORROWER	
Name/Address of Employer <input type="checkbox"/> Self-Employed (If taking new call, list <u>new</u> information.)	Years on This Job: <input type="text"/> Years Employed in This Profession/Line of Work: <input type="text"/>	Name/Address of Employer <input type="checkbox"/> Self-Employed	Years on This Job: <input type="text"/> Years Employed in This Profession/Line of Work: <input type="text"/>
Position/Title/Type of Business	Business Phone	Position/Title/Type of Business	Business Phone
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"/> Former Employer <input type="checkbox"/> Self-Employed <input type="checkbox"/> Add'l Current Employer	Dates (from-to) <input type="text"/> Gross Monthly Income: <input type="text"/>	Name/Address of Employer <input type="checkbox"/> Former Employer <input type="checkbox"/> Self-Employed <input type="checkbox"/> Add'l Current Employer	Dates (from-to) <input type="text"/> Gross Monthly Income: <input type="text"/>
Position/Title/Type of Business	Business Phone	Position/Title/Type of Business	Business Phone



Lutheran Church Extension Fund

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Section C: Monthly Income and Combined Housing Expense Information

GROSS MONTHLY INCOME	BORROWER	CO-BORROWER	TOTAL	COMBINED MONTHLY HOUSING EXPENSE	PRESENT
Base Income	\$	\$	\$	Rent	\$
Overtime				First Mortgage (P&I)	
Bonuses				Other Financing (P&I)	
Commissions				Hazard (Homeowners) Insurance	
Dividends/Interest				Real Estate Taxes	
Net Rental Income				Mortgage Insurance	
Other (Before completing, see the notice in "Describe Other Income" below)				Homeowner Association Dues	
				Flood Insurance	
				Other	
Total	\$	\$	\$	Total	\$

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) choose not to have it considered for repaying this loan. Include any housing allowance not included above.

B or C	Description	Monthly Amount
		\$
		\$
		\$

Section D: Declarations

If you answer "Yes" to any questions "a" through "j," please use continuation sheet for explanation:

- a. Are there any outstanding judgments against you?
- b. Have you been declared bankrupt within the past seven years?
- c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last seven 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? (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.
- 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 permanent resident alien?
- k. Are you a U.S. citizen?
- 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)?

[illegible]

Section E: 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 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. Use 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	MONTHLY PAYMENT & MONTHS LEFT TO PAY	UNPAID BALANCE
Earnest money/deposit:		\$		Name and Address of Company	\$ Payment/Months	\$
List checking and savings accounts below				Account No.		
Name and address of financial institution				Name and Address of Company	\$ Payment/Months	\$
Account No.	\$			Account No.		
Name and address of financial institution				Name and Address of Company	\$ Payment/Months	\$
Account No.	\$			Account No.		
Name and address of financial institution				Name and Address of Company	\$ Payment/Months	\$
Account No.	\$			Account No.		
Name and address of financial institution				Name and Address of Company	\$ Payment/Months	\$
Account No.	\$			Account No.		
Retirement Accounts (IRA, TSA, 401k, etc.)				Name and Address of Company	\$ Payment/Months	\$
Account No.	\$			Account No.		
Stocks, Bonds, Mutual Funds (Company name/number/description)		\$		Name and Address of Company	\$ Payment/Months	\$
Life insurance (Net cash value)	\$			Account No.		
Face amount: \$	\$			Name and Address of Company	\$ Payment/Months	\$
SUBTOTAL LIQUID ASSETS	\$			Account No.		
Real estate owned (Enter market value from schedule of real estate owned)	\$			Debt owed to any congregation or family member	\$ Payment/Months	\$
Net worth of business(es) owned (Attach financial statement)	\$			Alimony/Child Support/Child Care/ Separate Maintenance Payments (Owed to:)	\$	
Automobiles owned (Make/year) 1.	\$			Job-Related Expense (Child care, union, etc.) (Owed to:)	\$	
2.	\$			TOTAL MONTHLY PAYMENTS	\$	
Other assets (Itemize)	\$			NET WORTH (a - b)		
TOTAL ASSETS (a)	\$					\$

Schedule of Real Estate Owned

(If additional properties are owned, use continuation sheet.)

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



Section F: Acknowledgment and Agreement

I acknowledge and agree 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 LCEF, 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 LCEF even if the loan is not approved; (6) LCEF, its agents, successors and assigns will rely on the information in this application, and I have a continuing obligation to amend and/or supplement the information provided in this application if any of the material facts which I have represented herein should change prior to closing; (7) in the event my payments on the loan indicated in this application become delinquent, LCEF, its agents and assigns, may, in addition to all their other rights and remedies, report my name and account information to a credit reporting agency; (8) ownership of the loan may be transferred to successor or assign of LCEF without notice to me, and/or the administration of the loan account may be transferred to an agent, successor or assign of LCEF without prior notice to me; (9) LCEF, 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.

Certification: I certify that everything I have stated in this application and on any attachments is correct. By signing below, I authorize LCEF to check credit, verify employment and acquire any other information necessary in conjunction with obtaining this loan. I understand that I must update LCEF for any future borrowing and take very seriously my responsibility for paying this loan back in full and on time. This application is subject to acceptance by the Lutheran Church Extension Fund in St. Louis, Missouri. **The terms of the loan will be governed by the laws of the state of Missouri.**

Borrower's Signature X	Date	Co-Borrower's Signature X	Date
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Section G: Purchase Loan Information for Pre-Qualification

1. Desired purchase price: \$ _____
2. Desired loan amount: \$ _____
3. Down payment: \$ _____ (5% plus closing costs minimum required. 20% for the "Well-Qualified Buyer" mortgage loan.)
4. Source of down payment: _____

Section H: Refinance Loan Information (Refinance not available with the "Well-Qualified Buyer" mortgage loan.)

1. Estimated value of home: \$ _____
2. Desired loan amount: \$ _____
3. Current mortgage balance on 1st mortgage: \$ _____
2nd mortgage (if applicable): \$ _____
Home equity loan (if applicable): \$ _____

Section I: 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, nor 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 this 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 by the Borrower[s].)*

BORROWER

- ☐ I do not wish to furnish this information.
- Race/National Origin:
- ☐ American Indian or Alaskan native
☐ Asian or Pacific Islander
☐ White, not of Hispanic origin
☐ Hispanic
☐ Black, not of Hispanic origin
☐ Other (specify) _____
- Sex:
- ☐ Female
☐ Male

CO-BORROWER

- ☐ I do not wish to furnish this information.
- Race/National Origin:
- ☐ American Indian or Alaskan native
☐ Asian or Pacific Islander
☐ White, not of Hispanic origin
☐ Hispanic
☐ Black, not of Hispanic origin
☐ Other (specify) _____
- Sex:
- ☐ Female
☐ Male





Authorization Form

AUTHORIZATION TO VERIFY EMPLOYMENT, INCOME, ASSET BALANCES, CREDIT HISTORY, RENTAL & MORTGAGE HISTORY

To Whom It May Concern:

I hereby authorize the Lutheran Church Extension Fund-Missouri Synod (LCEF), to verify my past and present employment earnings records, bank accounts, stock holdings and any other asset balances that are needed to process my loan application. I further authorize LCEF to verify my mortgage and/or rental history and order a credit report and verify any other credit information.

It is understood that a photocopy of this form will also serve as authorization.

Borrower (Print Name): _____

Signature: _____

Co-Borrower (Print Name): _____

Signature: _____