



Dear Mortgage Applicant,

Thank you for your interest in applying for mortgage financing. We are excited to begin this process with you and look forward to assisting you in your housing needs. In order for us to begin, we will need to gather some information about you. Please fill out the attached application as accurately as possible in order for us to pre-qualify you for the best loan option to fit your needs.

On the next page, you will note the additional items that must be turned in with this completed application. Turning everything in at one time is essential to making this a quick, organized process. Please review the next page thoroughly.

An informational sheet on the loan products we use has also been included at the back of this packet. Hopefully, it highlights all of the important information buyers look for in a good home loan.

Once we have all of this information, we will be able to compare it to our loan options and let you know which one fits your needs the best.

We look forward to assisting you and please feel free to contact us if you have any questions about this process.

Sincerely,

Creative Compassion, Inc.
Physical: 20 Penny Lane, Crossville, TN 38555
Mailing: P.O. Box 4021, Crossville, TN 38557
Fax: 931-456-6659
Phone: 931-456-6654

Additional Items

Please turn in with this completed & signed application. (If it does not apply to you, then disregard.)

- Most recent 2 months bank statements (all accounts)
 - Any non-direct deposits on your most recent 2 month bank statements? Submit a Letter of Explanation (LOE) of what the deposits are for. If they are transfers from another account in your name, simply state that. Be sure to turn in ALL accounts under your name.
- Most recent 1 month paystubs (or other proof of income)
- Most recent 2 years IRS Tax Returns with W-2s/1099s/all schedules
 - If not required to file, or do not have most recent 2 years tax returns, please write and sign a LOE stating why you did not file/are not required to file.

- Copy of Driver's Licenses
- Copy of Social Security Cards
- \$25 for a 1 Borrower Household or \$40 for a 2 Borrower Household for credit report fee. Can be check, cash, or money order.

- Most recent statements on Retirement accounts.
- Copies of most recent benefits statements (Social Security, Disability letters)
- Any employment gaps exceeding 30 days in the last 2 years? Signed LOE explaining this gap.
- If you have any non-cash assets (raw land, real estate, part ownership in a company, antique cars), the market value of these assets is required to be turned in.
- If there is a full-time student in the household, please turn in the most recent college transcript from the university that shows full-time status.

We look forward to hearing from you! Feel free to get all of this back to our office, in any way you choose.

By email: just reply back with all attachments to either jschubert@creativecompassioninc.com OR sbates@creativecompassioninc.com with subject title "Application for {Insert First & Last Name of Primary Borrower}"

By mail: Creative Compassion, Inc., P.O. Box 4021, Crossville, TN 38557

By fax: Fax number is 931-456-6659

In-person: schedule an appointment. Our physical address is 20 Penny Lane, Crossville, TN 38555



Preliminary Pre-qualification Application

Date

Borrower

Name:

Street Address

City

State

Zip Code

Length

Phone #

Date of Birth

E-mail Address

Marital Status

Married

Unmarried

Separated

SS #

of Dependents

Ages

Employment

Current Employer

Street Address

City

State

Zip Code

Phone #

Length Employed

Position

Wages

Hourly
Salary

Gross Monthly
Wages

If employed less than 2 years please fill out the previous employer field

Previous
Employer

Street Address

City

State

Zip Code

Phone #

Length Employed

Position

Wages

Hourly
Salary

Gross Monthly
Wages

Please list any non-employment income that you receive (Child Support, SSI, Alimony, Etc.):

Co-Borrower

Name

Street Address

City

State

Zip Code

Phone #

Date of Birth

E-mail Address

Marital Status

Married

Unmarried

Separated

SS #

of Dependents

Ages

Employment

Current Employer

Street Address

City

State

Zip Code

Phone #

Length Employed

Position

Wages

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If employed less than 2 years please fill out the previous employer field

Previous
Employer

Street Address

City

State

Zip Code

Phone #

Length Employed

Position

Wages

Hourly
Salary

Gross Monthly
Wages

Please list any non-employment income that you receive (Child Support, SSI, Alimony, Etc.):

Loan Specific Information

What Type of Property are you interested in?

Construction

Manufactured

Existing

Other

What type of loan are you interested in?

Purchase

Refinance

Other

How would you rate your credit score?

No Score

550 or less

639-551

700-640

700+

Have you filed bankruptcy?

If Yes, when was it discharged?

Yes

No

County and State you are looking to buy in?

How many people are in the household?

Please list anyone in the household that has income other than the borrower and co-borrower:

Asset Information-checking, savings, retirement, etc. (please include balance and company name):

Please provide any additional information that you would like to share:

Please answer the following questions in order to help us further identify the best loan product for you:

1. Have you had ownership interest in a home within the last 3 years? YES NO

2. Do you currently own any undeveloped land and/or real estate? YES NO

If YES, please list complete address: _____

3. How much are you currently paying in rent? \$_____ per month

4. Name,Address, & Telephone of Present Landlord: _____

5. Name and Address of Previous Landlord: _____
(if you've been at current residence
for less than 2 years) _____

Borrower's Certification & Authorization

Certification

The undersigned certify the following:

1. I/We have applied for a mortgage loan from FAHE, Inc.. 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 downpayment, employment and income information, and assets and liabilities. I/We certify that all of 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 FAHE, Inc. reserves the right to change the mortgage loan review process to a full documentation program, if the current application is for partial documentation processing. This may include verifying the information provided on the application with the employer and/or the financial institution.
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

To Whom It May Concern:

1. I/We have applied for a mortgage loan from FAHE, Inc.. As part of the application process, FAHE, Inc. 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 its quality control program.
2. I/We authorize you to provide to FAHE, Inc., and to any investor to whom FAHE, Inc. may sell my/our 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 income tax returns.
3. FAHE, Inc. or any 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.
5. Your prompt reply to FAHE, Inc. or the investor that purchased the mortgage is appreciated.

Notice to Borrowers

This is notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

Automated Underwriting Service Acknowledgement and Agreement

I/Each of the persons signing below, agree that my mortgage loan application may be reviewed by the Federal Home Loan Mortgage Corporation Loan Prospector TM automated underwriting service (Freddie Mac/Loan Prospector) to assist in processing my application. I authorize the lender to whom I have presented my application, any agent or successor-in-interest of my lender, any lender which is considering purchasing my loan or the servicing of the loan and Freddie Mac/Loan Prospector to obtain copies of my credit reports and any other information, such as employment, income, asset and liability, and other information about me they may require to process my application or to review my loan in connection with a potential sale. I also agree that the foregoing lenders and Freddie Mac/Loan Prospector may use the information about me to assess and improved the effectiveness and accuracy of their underwriting procedures and requirements.

X _____
Borrower's Signature / Date

3rd Borrower's Signature / Date

Co-Borrower's Signature / Date

4th Borrower's Signature / Date



Mortgage Broker & Home Builder
Address: 20 Penny Lane, Crossville, TN 38555
Phone: 931-456-6654
Fax: 931-456-6659
Email: sbates@creativecompassioninc.com

Thank you for your interest in choosing Creative Compassion, Inc. As you start your journey to homeownership, we hope this information sheet will help you understand the homebuying process.

What mortgage loan products do you currently offer?

- USDA RD 502 Direct (packager & builder)
- USDA Guaranteed (broker & builder)

What are the minimum requirements on each loan product?

RD 502 Direct

- Minimum Credit Score: 640
- Down payment: Typically 1% for borrowers with less than \$15,000 in assets
- Closing costs: If not covered by seller or other third party, closing costs can be financed in to loan
- Property to be purchased must be located in rural area
- Fixed interest rate loan
- Terms: 33 or 38 years, with no prepayment penalty

USDA Guaranteed

- Minimum Credit Score: 680
- Down Payment: 0%
- Closing Costs: If not covered by seller or other third party, closing costs can be financed in, if appraisal supports it
- Must pay \$550 appraisal fee at time of application
- Home inspection not required unless noted by appraisal, but it is strongly recommended
- Property to be purchased must be located in rural area
- Terms: 30 years, with no prepayment penalty

CCI can help you secure your mortgage financing by acting as your loan application broker; you can take this financing & shop with the realtor of your choice. This financing can also be used to build a brand new home, too! As long as your builder can build to the guidelines and specifications of these loan products, then you can purchase with your financing. Luckily, CCI has been building homes to these guidelines since 1989.

All of our new homes are built to Energy Star regulations, meaning that your home's monthly utilities cost less to operate. A built-in savings mechanism!

Contact us today and check us out on Facebook!