

TORRANCE COMMUNITY FEDERAL CREDIT UNION APPLICATION FOR FAST EQUITY

NOTICE: Married applicants may apply for a separate account. Check the appropriate box to indicate the type of credit you are applying for.

Individual Credit: Complete Applicant section. Cover other sections as follows: (1) Information about your spouse if you live in a community property state (AZ, CA, ID, LA, NM, NV, TX, WA, WI) or your spouse will use the account; (2) Information about the party making the payments if you are relying on alimony, spousal support or child support or separate/spousal maintenance as a basis for repayment.

Joint Credit: Provide information about both of you by completing Applicant and Co-Applicant/Spouse sections. Initials _____
Primary Joint

Amount Requested \$ _____	Payment Method <input type="checkbox"/> Automatic Payment from Savings <input type="checkbox"/> Automatic Payment From Checking
Purpose: _____	

APPLICANT				Check one:	<input type="checkbox"/> CO-APPLICANT				<input type="checkbox"/> SPOUSE						
Name (Last) _____ (First) _____ (Initial) _____				Name (Last) _____ (First) _____ (Initial) _____											
Member Number	DL#	Social Security Number	DOB	Member Number	DL#	Social Security Number	DOB								
Home Phone <input type="checkbox"/> 1st Contact	Cell Phone <input type="checkbox"/> 1st Contact	Business Phone/Ext. <input type="checkbox"/> 1st Contact		Home Phone <input type="checkbox"/> 1st Contact	Cell Phone <input type="checkbox"/> 1st Contact	Business Phone/Ext. <input type="checkbox"/> 1st Contact									
Primary Home Address (Street, City, State, Zip) _____				Primary Home Address (Street, City, State, Zip) _____											
Length of Residence	E-mail address			Length of Residence	E-mail address										
Complete for Joint Credit, Secured Credit or if you live in a community property state: <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Single, Divorced, Widowed)								Complete for Joint Credit, Secured Credit or if you live in a community property state: <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Single, Divorced, Widowed)							
Number of Dependents (Include Self) _____				Ages _____				Number of Dependents (Include Self) _____				Ages _____			

EMPLOYMENT AND INCOME INFORMATION						EMPLOYMENT AND INCOME INFORMATION					
Name and Address of Employer _____						Name and Address of Employer _____					
Employment Start Date	Gross Salary	Position				Employment Start Date	Gross Salary	Position			
	\$ _____						\$ _____				
Other Income	Source	Self Employed		Other Income	Source	Self Employed					
\$ _____ per month		<input type="checkbox"/> Yes <input type="checkbox"/> No		\$ _____ per month		<input type="checkbox"/> Yes <input type="checkbox"/> No					
NOTICE: Alimony, child support, or separate maintenance income need not be revealed if you choose not to have it considered.						NOTICE: Alimony, child support, or separate maintenance income need not be revealed if you choose not to have it considered.					

MORTGAGE							
Current First Mortgage Balance	\$ _____	Monthly Payment	\$ _____				
Second Trust Deed Balance	\$ _____	Monthly Payment	\$ _____				
Estimated Present Value	\$ _____	Annual Household Income	\$ _____				
Who do you pay your mortgage to:	_____	Property type	<input type="checkbox"/> Single Family <input type="checkbox"/> Rental				
Type of Mortgage Loan	_____		<input type="checkbox"/> Condo <input type="checkbox"/> Multi-unit				

THESE QUESTIONS APPLY TO BOTH APPLICANT AND CO-APPLICANT							
If a "Yes" answer is given to a question, explain on an attached sheet	Applicant	Yes	No	Other	Yes	No	If a "Yes" answer is given to a question, explain on an attached sheet
Are you aware of any past due accounts on your credit report?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you a co-maker or guarantor on any loan not listed above?
Have you had property foreclosed upon or given title or deed in lieu thereof, in the past 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To Whom (Name of Creditor):
Are you other than a U.S. Citizen or permanent Resident Alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SIGNATURES			
The undersigned represent(s) and warrant(s) that I/we have the financial ability and intent to repay this loan. Further, there are no undisclosed facts or circumstances concerning my/our finances which would affect my/our ability or intent to repay this loan. I have read and agree to be bound by this Agreement.			
X _____ Applicant Signature	_____ Date	X _____ Spouse/Co-Applicant Signature	_____ Date

SEE NEXT PAGE FOR REQUIRED DOCUMENTS



Advance Truth-in-Lending Disclosure

Important Terms of the Torrance Community Federal Credit Union
HOME EQUITY LINE OF CREDIT

This disclosure contains important information about the Torrance Community Federal Credit Union Home Equity Line of Credit. Please read it carefully and keep it for your records. As used in this disclosure, the words YOU and YOUR mean each and all of the persons who sign an agreement with the Lender, that is, the borrowers. The words WE and US mean the Credit Union, that is, the Lender.

1. Availability of Terms

All of the terms described below are subject to change. If these terms change (other than the **ANNUAL PERCENTAGE RATE (APR)**) and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees you paid to us or anyone else in connection with your application.

2. Security Interest

We will take a security interest in your home. You could lose your home if you do not meet the obligations in your agreement with us.

3. Possible Actions

We can terminate your credit line, require you to pay us the entire outstanding balance in one payment, and charge you certain fees if:

- You engage in fraud or material misrepresentation in connection with the line of credit.
- You do not meet the repayment terms.
- Your action or inaction adversely affects the collateral or our rights in the collateral.

We can refuse to make additional extensions of credit or reduce your credit limit if:

- The value of your dwelling securing the line of credit declines significantly below its appraised value for purposes of the credit line.
- We reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances.
- You are in default of a material obligation in the agreement.
- Government action prevents us from imposing the **ANNUAL PERCENTAGE RATE** provided for or impairs our security interest such that the value of the interest is less than 120 percent of the credit line.
- A regulatory agency has notified us that continued advances would constitute an unsafe or unsound practice.
- The maximum **ANNUAL PERCENTAGE RATE** is reached.

The initial agreement permits us to make certain changes to the terms of the agreement at specified times or upon the occurrence of specified events.

4. Minimum Draw Requirements

The minimum initial advance that you can receive is \$500. The minimum subsequent credit advance that you can receive is \$500.

5. Draw Period

You can obtain advances of credit for ten (10) years (the "Draw Period"). During the draw period, payments will be due monthly. The amount of your minimum monthly payment will be adjusted after each advance and after each date the **ANNUAL PERCENTAGE RATE** (corresponding to the periodic rate) applicable to your line of credit changes as described in the "Variable Rate Feature" and "Rate Changes" sections of this disclosure. The payment will equal nine-tenths of one percentage point (.90%) of the outstanding balance on the account.

6. Repayment Period

After the draw period ends, you will no longer be able to obtain credit advances and you must pay the outstanding balance. The length of the repayment period will depend on the balance outstanding at the beginning of it. During the repayment period, the amount of your minimum monthly payment will be adjusted and calculated in the same manner as during the draw period.

7. Other Payment Information

In no event will your minimum payment be less than \$100 unless the outstanding balance on your line of credit is less than that amount, in which case your minimum payment will be the amount of your outstanding balance.

Your monthly minimum payment may also be adjusted at each rate "Change Date" if an increase in the ANNUAL PERCENTAGE RATE would result in negative amortization. The monthly payment will then be the amount of unpaid interest, plus any previous amounts due. You may make larger payments on your account at any time and you may repay all or any portion of the amounts that you may owe to us at any time without penalty. All payments will be applied first to interest, then to the outstanding balance of the Account.

8. Minimum Payment Example

80% Loan to Value: If you made only the minimum payments and took no other credit advances, it would take 9 years and 8 months to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 3.00%. During that period, you would make 115 monthly payments of \$100.00 and one final payment of \$21.68.

90% Loan to Value: If you made only the minimum payments and took no other credit advances, it would take 9 years and 11 months to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 3.50%. During that period, you would make 118 monthly payments of \$100.00 and one final payment of \$40.37.

9. Fees* & Charges

To open and maintain a line of credit, you must pay us the following fees:

- a) Direct Fees Processing Fee**: \$250.00
- b) You may be required to pay certain fees** to third parties to open a line of credit. If applicable, these third party fees** generally total between \$200 and \$500. If you ask, we will give you an itemization of the fees you will have to pay to third parties.

* All fees paid in connection with the application will be refunded if, within 3 days of receiving this disclosure and the home equity brochure (or if the disclosure and brochure have been mailed to you, then within 6 business days after the mailing), you decide not to enter into an agreement with us.

** The Processing Fee and third party fees will be waived providing the line of credit remains open for a minimum of 18 months from the date of the loan. If the line of credit is paid off and closed within the first 18 months you will be required to pay the processing fee and third party fees in addition to any fees required to reconvey the security on the loan.

10. Hazard Insurance

You must maintain hazard insurance coverage on your home naming us as the loss payee and insuring the property against loss or damage from fire and other perils. You must also maintain flood insurance if your property is located in an area designated as an area having special flood hazards. The proceeds of any insurance policy on the property, whether or not required by us, shall be applied solely to repairs of the property or repayment of the loan.

No lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property.

11. Tax Deductibility

You should consult a tax advisor regarding the deductibility of interest and charges for the credit line.

12. Variable-Rate Feature

The line of credit has a variable-rate feature, and the **ANNUAL PERCENTAGE RATE** (corresponding to the periodic rate) and the minimum monthly payment (or number of payments) can change as a result. The **ANNUAL PERCENTAGE RATE** includes only interest and no other costs. The **ANNUAL PERCENTAGE RATE** is based on the value of an index. The index is defined as the Prime Rate as regularly published in the Money Rates table of the *Wall Street Journal*. When a range of rates is published, the highest rate will be selected. To determine the **ANNUAL PERCENTAGE RATE** that will apply to your line of credit, we add a margin to the value of the index. The margin will be determined by your credit score.*** The initial **ANNUAL PERCENTAGE RATE** may be discounted--it is not based on the index and margin used for later rate adjustments. The initial rate, if applicable, will be in effect for twelve months from the date of your loan. Ask us for the current index value, margin, rate limitations and **ANNUAL PERCENTAGE RATE**. After you open a line of credit, rate information will be provided on periodic statements that we send you.

13. Rate Changes

The **ANNUAL PERCENTAGE RATE** can change semi-annually on the first day of the month following each six-month period. The rate cannot increase or decrease by more than two percentage points (2%) in any one year period. The maximum Annual Percentage Rate that can apply is six percentage points (6%) above the fully indexed rate or 18%, whichever is less. In no event will the Annual Percentage Rate be less than 3%.

14. Maximum Rate and Payment Example

80% Loan to Value: If you had an outstanding balance of \$10,000, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 9.00% would be \$101.43. This **ANNUAL PERCENTAGE RATE** could be reached in the third year.

90% Loan to Value: If you had an outstanding balance of \$10,000, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 9.50% would be \$104.42. This **ANNUAL PERCENTAGE RATE** could be reached in the third year.

15. Historical Example

The following table shows how the **ANNUAL PERCENTAGE RATE** and the minimum payments for a single \$10,000 credit advance would have changed based on changes in the Index over the past 15 years. The Index values are from July of each year. While only one payment option per year is shown, payments could have varied during each year. The table assumes that no additional credit advances were taken, that only the minimum payments were made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments will change in the future. The margin disclosed is one used recently.

HISTORICAL TABLE

YEAR	INDEX	MARGIN*	APR	MIN. MO. PMT.
2007	8.25%	-.50%	7.75%	100.00
2008	5.00%	-.50%	5.75%**	100.00
2009	3.25%	-.50%	3.75%**	100.00
2010	3.25%	-.50%	3.00%***	100.00
2011	3.25%	-.50%	3.00%***	100.00
2012	3.25%	-.50%	3.00%***	100.00
2013	3.25%	-.50%	3.00%***	100.00
2014	3.25%	-.50%	3.00%***	100.00
2015	3.25%	-.50%	3.00%***	100.00
2016	3.50%	-.50%	3.00%	100.00
2017	4.25%	-.50%	3.75%	100.00
2018	5.00%	-.50%	4.50%	00.00
2019	5.50%	-.50%	5.00%	00.00
2020	3.25%	-.50%	3.00%***	00.00
2021	3.25%	-.50%	3.00%***	00.00

* The margin disclosed is one used recently for an 80% LTV; your margin may be different.

** This rate reflects the maximum rate adjustment of 2% per year.

*** This rate reflects the minimum **ANNUAL PERCENTAGE RATE** of 3.00%. The margin may be as low as -.50% and as high as 6.00%.

**THE HOUSING FINANCIAL DISCRIMINATION
ACT OF 1977**

FAIR LENDING NOTICE

It is illegal to discriminate in the provision 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 in 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 change, or is expected to undergo change, in appraising a housing accommodation or in determining whether or not, or under what terms and conditions, to provide financial 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 questions about your rights, or if you wish to file a complaint, contact the management of this institution or:

DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION (DFPI)
300 South Spring Street, Suite 15513
Los Angeles, California 90013-1204

DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION (DFPI)
2101 Arena Boulevard
Sacramento, CA 95834

ACKNOWLEDGMENT OF RECEIPT

I (We) received a copy of this notice.

X _____
- Applicant Date

X _____
- Applicant Date

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 the equal 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 based on 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. Please check the box below if you decline to submit your information.

BORROWER

- I do not wish to furnish this information
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Hispanic
 Black
 White
 Other
Specify _____

CO-BORROWER

- I do not wish to furnish this information
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Hispanic
 Black
 White
 Other
Specify _____

TO BE COMPLETED BY INTERVIEWER

This application was taken by:

- Fact-to-Face Interview
 Telephone
 Mail

Interviewer's Name (Print or Type)

Interviewer's Signature Date

Interviewer's Phone Number

Name and Address of Interviewers Employer

You may return your application to Torrance Community Credit Union:

By Fax

(310) 618-6824

By Mail

Torrance Community Credit Union
PO Box 4327
Torrance, CA 90510-4327

In Person

Torrance Community Credit Union
1511 Cravens Avenue
Torrance, CA 90501

Or scan and send by secure email on our
website: www.torranceccu.org/contact-us.html



Notice to Applicant of Right to Receive Copy of Appraisal
(Pursuant to California Business and Professions Code Section 11423)

YOU HAVE THE RIGHT UNDER SECTION 11423 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE TO A COPY OF THE APPRAISAL REPORT OBTAINED BY THIS CREDIT UNION IN SUPPORT OF YOUR APPLICATION FOR CREDIT, PROVIDED THAT YOU HAVE PAID FOR THE APPRAISAL. IF YOU WISH TO OBTAIN A COPY OF THE APPRAISAL, YOU MUST SUBMIT A WRITTEN REQUEST TO THE ADDRESS LISTED BELOW NO LATER THAN 90 DAYS AFTER WE HAVE PROVIDED A NOTICE OF ACTION TAKEN ON THE APPLICATION OR A NOTICE OF INCOMPLETENESS, OR WITHIN 90 DAYS OF YOUR WITHDRAWAL OF THE APPLICATION. UPON YOUR WRITTEN REQUEST, WE WILL MAIL OR DELIVER A COPY OF THE APPRAISAL WITHIN 15 DAYS OF RECEIVING SUCH REQUEST, OR WITHIN 15 DAYS AFTER WE RECEIVE THE APPRAISAL, WHICHEVER OCCURS LATER.

IN ORDER TO OBTAIN A COPY OF YOUR APPRAISAL REPORT WRITE US AT:

Attention:

IN YOUR LETTER, GIVE US THE FOLLOWING INFORMATION:
APPLICANT NAME, PROPERTY ADDRESS,

I/WE hereby acknowledge receipt of the Notice set forth above.

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date



Prime Home Equity Line of Credit and Home Equity Loan Requirements Available on Owner Occupied Properties in California Only

Please provide the following documents to start your application processing

1. Completed and signed application
2. Copy of current property tax bill
3. Copy of current property tax insurance
4. Copy of most recent statement for your First Mortgage loan
5. Copy of the NOTE for your current first mortgage
6. Copy of the most recent statement for your Second Mortgage loan (if applicable)
7. Copy of the NOTE for your current second mortgage loan (if applicable)
8. Copies of two most recent pay stubs,
9. Please provide your Federal Tax Returns for the previous year if you:
 - a. Are a 1099 employee,
 - b. Are Self-employed,
 - c. Or you have rental or business income.

The Following required documents are included in this packet:

10. Signed information Disclosure Authorization
11. Signed Fair Lending Motive
12. Signed Right to Receive Copy of Appraisal
13. Completed and signed 4506-T
14. Completed and signed Statement of Information

Flood insurance shall be required whenever the mortgage premises lie within a flood hazard area as identified by the Department of Housing and Urban Development (HUD)> The amount of coverage shall not be less than the mortgage amount. The first year's premium is to be prepaid with a copy of the paid bill furnished to the credit union.

Please be certain that all copies and signatures are provided.



Information Disclosure Authorization

To whom it may concern:

I/We hereby authorize you to release Torrance Community Federal Credit Union information or verification for purposes concerning:

- Employment history, dates, title, income, hours worked, etc.
- Banking and saving accounts of record
- Mortgage loan rating (opening date high credit, payment amount, loan balances, and payment record.)
- Any other information deemed necessary in connection with a consumer credit report for a real estate transaction.

This information is for the confidential use in compiling a mortgage loan, credit report for a 2TD, VA/FHA or a conventional home loan lender.

An electronic copy of this form with my signature may be deemed the equivalent of the original and may be used as a duplicate original.

Your prompt reply will help expedite my real estate transaction.

Thank you,

Signature

Date

Signature

Date