

Thank you for considering Union Bank for your mortgage financing. Enclosed are the loan application, necessary disclosures and required forms to process your loan request.

Along with the completed and signed documents above, please provide the following:

Income Information:

- Copy of most recent pay stubs and W-2's, and copies of bank/investment statements.
- **If self employed or have rental income**, copies of last 2 years personal federal tax returns with supporting schedules.
- If self-employed, a year to date profit and loss statement, signed and dated

Property Information;

- If purchasing a property, please enclose a copy of the Purchase and Sale Agreement.
- If building a home, please enclose copies of the construction contract, building plans and written cost estimates.
- If refinancing a home, please enclose copies of your most recent property tax bill and homeowner's insurance declaration page.

We look forward to serving your lending needs.

Uniform Residential Loan Application

Instructions for completing



IMPORTANT APPLICANT INFORMATION: Federal law requires financial institutions to obtain sufficient information to verify your identity. You may be asked several questions and to provide one or more forms of identification to fulfill this requirement. In some instances we may use outside sources to confirm the information. The information you provide is protected by our privacy policy and federal law.

YOU CAN USE THIS INSTRUCTION SHEET TO HELP YOU COMPLETE THE ATTACHED APPLICATION.

****Joint Credit Acknowledgement:** Please sign here to acknowledge that you intend to apply for joint credit.

I. **TYPE OF MORTGAGE AND TERMS OF LOAN** Please leave blank until you have reviewed this with your loan representative.

II. **PROPERTY INFORMATION AND PURPOSE OF LOAN**

- 1) SUBJECT PROPERTY ADDRESS – Enter the property street address, city, state, and zip code.
- 2) NUMBER OF UNITS – Enter the number of units for this property (e.g., 1 = single family house, condominium or townhouse; 2 = duplex).
- 3) LEGAL DESCRIPTION OF SUBJECT PROPERTY – Enter the legal description (lot, block and subdivision; metes and bounds: or registered land survey). Include the county if known.
- 4) YEAR BUILT – Enter the month and year the improvement to the real estate was built
- 5) PURPOSE OF LOAN – Check the box next to your purpose for obtaining the loan.
- 6) PROPERTY WILL BE – Check the appropriate box as to whether the real estate being financed will be your primary residence, secondary residence or investment property.

Complete items 7 through 12 if this loan involves Construction or Construction-Permanent financing.

- 7) YEAR LOT ACQUIRED – Enter month and year you acquired the lot.
- 8) ORIGINAL COST – Enter the original cost of the lot.
- 9) AMOUNT EXISTING LIENS – Enter [he amount of existing money owed on the lot, if any.
- 10) PRESENT VALUE OF LOT – Enter the present value of the lot.
- 11) COST OF IMPROVEMENTS – Enter the cost of improvements already made to the lot and/or the estimated cost of any improvements to be made to the lot.
- 12) TOTAL (a + b) – Add the figures of line 10 and 11.

Complete items 13 through 21 if this loan involves a refinancing of an existing loan.

- 13) YEAR ACQUIRED – Enter the month and year you acquired the property.
- 14) ORIGINAL COST. Enter the original cost of obtaining the property.
- 15) AMOUNT EXISTING LIENS – Enter the amount of existing money owed on the property.
- 16) PURPOSE OF REANANCE: Enter your reason for requesting this loan.
- 17) DESCRIBE IMPROVEMENTS – Enter the nature and estimated cost of any improvements made or to be made to the property.
- 18) TITLE WILL BE HELD IN WHAT NAME(S) – Enter exactly how you want your name(s) to appear on the deed of trust/mortgage deed.
- 19) MANNER IN WHICH TITLE WILL BE HELD – Enter how you want to hold title to the property (e .g., as joint tenants or as tenants in common).
- 20) ESTATE WILL BE HELD IN – Check the "Fee Simple" box if your interest in the property was acquired through a deed. If you acquired or will be acquiring your interest through a lease, check the "Leasehold" box and show the year your leasehold interest in the property will expire.
- 21) SOURCE OF DOWN PAYMENT, SETTLEMENT CHARGES – Show your source(s) for the down payment required to purchase the property and show your source(s) of payment for settlement charges. Disclose any subordinate financing you will use to purchase the property.

III. **BORROWER INFORMATION** (Complete the following information for the Borrower and all Co-Borrowers)

- 1) BORROWER'S NAME – Enter your complete legal name.
- 2) SOCIAL SECURITY NUMBER – Enter your social security number.
- 3) HOME PHONE – Enter your complete home phone number.
- 4) DATE OF BIRTH – Enter your date of birth.
- 5) YEARS OF SCHOOL – Enter the number of years of schooling. Begin with grade one of elementary school.
- 6) MARITAL STATUS – Check box next to your present marital status.
- 7) DEPENDENTS – List the number and age(s) of your dependents. Do not list any dependent that also will be listed by another borrower for this loan.
- 8) PRESENT ADDRESS: Enter your complete present address. Include your mailing address, if different from your present address.
- 9) OWN OR RENT – Check box to show whether you own or rent your present residence.
- 10) NUMBER OF YEARS: Enter the number of years you have lived at your present address.

Complete the remainder of this section only if you have been residing at your present address for less than two years. You must list all your residences for the past two years. Use the continuation sheet on the back of this application if you need more space. Enter the information requested, using the instructions found in Section III 8-10.

IV. **EMPLOYMENT INFORMATION** (Complete the following information for the Borrower and all Co-Borrowers)

- 1) NAME AND ADDRESS OF EMPLOYER – Enter the name and complete address of your Employer.
- 2) SELF-EMPLOYED – check this box if you are self-employed.
- 3) YEARS ON THIS JOB – Enter the number of years you have been employed by !his employer.
- 4) YEARS EMPLOYED IN THIS LINE OF WORK/PROFESSION – Enter the number of years you have been employed in this line of work.
- 5) POSITION/TITLE/TYPE OF BUSINESS – Enter your position or title with your employer and the type of business.
- 6) BUSINESS PHONE – Enter your complete business phone number.

Complete the remainder of this section only if you have been employed at your present job for less than two years or if you are currently employed in more than one position. Enter the information requested using the instructions found in Section IV A-F.

V. **MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION** (Complete the following information for the Borrower and all Co-Borrowers. Add the Borrower and Co-Borrower amounts together to give you your figures for the total column.)

Gross Monthly Income

- 1) BASE EMPLOYMENT INCOME – Enter your monthly income.
- 2) OVERTIME – Enter your monthly overtime income.
- 3) BONUSSES – Enter your monthly bonus income.
- 4) COMMISSIONS – Enter your monthly commission income.
- 5) DIVIDENDS/INTEREST – Enter your monthly dividend or interest income.
- 6) NET RENTAL INCOME – Enter your monthly net rental income.
- 7) OTHER – Enter any other monthly income. Any figure entered in this column must be described in the area below.
- 8) TOTAL – Enter your total monthly income. Add each column to figure Borrower, Co-Borrower and Combined total monthly income.
- 9) DESCRIBE OTHER INCOME – Describe your source of income for amounts you listed on line G of this section. Indicate with a "B" or a "C" if the income is from the Borrower or the Co-Borrower.

Combined Monthly Housing Expenses – In the "Present" column, enter the information with regards to your existing primary residence. Your loan representative will complete the "Proposed" column.

VI. ASSETS AND LIABILITIES

ASSETS

- 1) COMPLETED JOINTLY/NOT JOINTLY – Check the box that describes how assets and liabilities are related to the Borrower and Co-Borrower. Check "Jointly" if both applicants' assets and liabilities will be disclosed by completion of this section. Check "Not Jointly" if only the Borrower's or the Co-Borrower's assets will be disclosed by completion of this section. The box must be checked "Jointly" if the Co-Borrower is a spouse.
- 2) CASH DEPOSIT TOWARD PURCHASE – Enter the name of the person or the company holding the earnest money that will be used for the purchase of the subject property.
- 3) CASH OR MARKET VALUE – Enter the amount of this cash deposit.
- 4) LIST CHECKING AND SAVINGS ACCOUNTS – Enter name and mailing address of any bank, savings and loan or credit union where you have an account.
- 5) ACCOUNT NUMBER – Enter your account number.
- 6) DOLLAR AMOUNT – Enter the cash value of the account.
- 7) STOCK AND BONDS – Enter the name and address of your Broker.
- 8) DOLLAR AMOUNT – Enter the cash value for each listed item.
- 9) LIFE INSURANCE/NET CASH VALUE – Enter your present net cash value of all your life insurance policies. This amount is what you can borrow against your life insurance policy.
- 10) FACE AMOUNT – Enter the death benefit value of your life insurance policy.
- 11) SUBTOTAL LIQUID ASSETS – Enter the total amount of all items you have listed as assets.
- 12) REAL ESTATE VALUE – Enter the value of all real estate listed on "Schedule of Real Estate Owned" on page 3 of the application.
- 13) VESTED INTEREST IN RETIREMENT ACCOUNT – Enter the amount of your retirement account.
- 14) NET WORTH OF BUSINESS(ES) OWNED – Enter the net worth of any business(es) you own.
- 15) AUTOMOBILES OWNED – Enter the year and make of each automobile you own.
- 16) DOLLAR OR MARKET VALUE – Enter the market value of each automobile you own.
- 17) OTHER ASSETS – List any other assets that you own.
- 18) DOLLAR AMOUNT – Enter the value of these other assets.
- 19) TOTAL ASSETS – Enter the total value of listed assets.

LIABILITIES

- 20) NAME AND ADDRESS – Enter the name and mailing address of each company to whom you owe a debt.
- 21) ACCOUNT NUMBER – Enter the number of your account.
- 22) PAYMENT, REMAINING MONTHS – Enter your monthly payment on each debt and the number of months remaining to pay off this debt.
- 23) UNPAID BALANCE – Enter remaining debt balance on each account
- 24) ALIMONY/CHILD SUPPORT – Enter the name of the person receiving alimony, child support or separation maintenance payments from you.
- 25) DOLLAR AMOUNTS – Enter the monthly amounts of these alimony, child support or separation maintenance payments.
- 26) JOB RELATED EXPENSES – Enter monthly expenses that are related to your job (e.g. child care, union dues, and professional fees).
- 27) DOLLAR AMOUNT – Enter the monthly dollar amount of these job related expenses.
- 28) TOTAL MONTHLY PAYMENTS – Enter the total amount of all listed monthly payments.
- 29) TOTAL LIABILITIES – Enter the total of all remaining unpaid balances.
- 30) NET WORTH – Enter the figure derived from subtracting total liabilities from total assets.
- 31) SCHEDULE OF REAL ESTATE OWNED – Enter complete property address of all property you own.
- 32) STATUS OF PROPERTY – For each property listed, show its current status: "S" if sold, "PS" if presently listed for sale, and "R" if the property is currently being rented or will be rented.
- 33) TYPE OF PROPERTY – Enter what type of property you own (e.g., condominium, townhouse, single family detached, etc.).
- 34) PRESENT MARKET VALUE – Enter the present market value of the property.
- 35) AMOUNT OF MORTGAGE AND LIENS – Enter the total amount of all liens against this property.
- 36) GROSS RENTAL INCOME – Enter the total amount of rental income received from this property.
- 37) MORTGAGE PAYMENTS – Enter the monthly principal and interest payments for each lien on this property.
- 38) INSURANCE, MAINTENANCE, TAXES AND MISC. – Enter the monthly dollar amount you pay for insurance, maintenance, taxes and any miscellaneous expense associated with this property.
- 39) NET RENTAL INCOME – Subtract mortgage payments, insurance, taxes, maintenance, and miscellaneous costs from the gross rental income to derive your net rental income.
- 40) COLUMN TOTALS – Add each column and enter the total.
- 41) ADDITIONAL NAME FOR CREDIT – List any other names under which you have previously received credit, along with the creditor's name and your account number.

VII. **DETAILS OF TRANSACTIONS** – Your loan representative will complete this section.

VIII. DECLARATIONS

Answer "Yes" or "No" to each question as appropriate. If you answer "Yes" to any or these questions, include an explanation of the "Yes" answer with your application. For example, if you answer "Yes" to declaring bankruptcy within the past 7 years, include:

- A letter explaining why it was necessary to file bankruptcy.
- A certified copy of the "discharge from bankruptcy."
- A certified copy of petition showing assets and liabilities involved.

IX. ACKNOWLEDGMENT AND AGREEMENT

- 1) SIGNATURE AND DATE – Sign and date form after reading the statement contained in Section IX.

X. INFORMATION FOR GOVERNMENT MONITORING

Complete this section should you wish to furnish this information to the Federal Government.

- 1) DO NOT WISH TO FURNISH – Check this box if you do not want to furnish the race/national origin and sex information.
- 2) ETHNICITY – Check appropriate box.
- 3) RACE – Check appropriate box.
- 4) SEX – Check appropriate box.
- 5) TO BE COMPLETED BY INTERVIEWER – Your loan representative will provide this information.

XI. CONTINUATION SHEET – PAGE 4

Enter Borrower and Co-Borrower name. Use this space for answers to the application that required additional explanation. Sign and date the bottom of the form.

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 type="checkbox"/> FHA <input type="checkbox"/> USDA/Rural Housing Service		Agency Case Number	Lender Case Number
Amount \$	Interest Rate %	No. of Months	Amortization Type: <input 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)			No. of Units
Legal Description of Subject Property (attach description if necessary)			Year Built
Purpose of Loan <input 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 type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment	
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)		Manner in which Title will be held	Estate will be held in: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date)
Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)			

Borrower		III. BORROWER INFORMATION				Co-Borrower	
Borrower's Name (include Jr. or Sr. if applicable)				Co-Borrower's Name (include Jr. or Sr. if applicable)			
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
<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 _____ No. Yrs.				Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs.			
Mailing Address, if different from Present Address				Mailing Address, if different from Present Address			
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.							

Borrower		IV. EMPLOYMENT INFORMATION				Co-Borrower	
Name & Address of Employer <input type="checkbox"/> Self Employed		Yrs. on this job		Name & Address of Employer <input type="checkbox"/> Self Employed		Yrs. on this job	
		Yrs. employed in this line of work/profession				Yrs. employed in this line of work/profession	
Position/Title/Type of Business		Business Phone (incl. area code)		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)	

Initials: _____

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income *	\$	\$	\$	Rent	\$	
Overtime				First Mortgage (P&I)		\$
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "describe other income," below)				Homeowner Assn. Dues		
				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) does not choose to have it considered for repaying this loan.

B/C	Monthly Amount
	\$

VI. 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 non-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

Completed Jointly Not Jointly

ASSETS Description	Cash or Market Value	LIABILITIES	
		Monthly Payment & Months Left to Pay	Unpaid Balance
Cash deposit toward purchase held by:	\$		
List checking and savings accounts below			
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months
Acct. no.		Acct. no.	\$
Name and address of Bank, S&L, or Credit Union	\$	Name and address of Company	\$ Payment/Months
Acct. no.		Acct. no.	\$
Name and address of Bank, S&L, or Credit Union	\$	Name and address of Company	\$ Payment/Months
Acct. no.		Acct. no.	\$
Name and address of Bank, S&L, or Credit Union	\$	Name and address of Company	\$ Payment/Months
Acct. no.		Acct. no.	\$
Name and address of Bank, S&L, or Credit Union	\$	Name and address of Company	\$ Payment/Months
Acct. no.		Acct. no.	\$
Stocks & Bonds (Company name/number & description)	\$	Name and address of Company	\$ Payment/Months
Life insurance net cash value	\$	Acct. no.	\$
Face amount: \$		Name and address of Company	\$ Payment/Months
Subtotal Liquid Assets	\$	Acct. no.	\$
Real estate owned (enter market value from schedule of real estate owned)	\$	Name and address of Company	\$ Payment/Months
Vested interest in retirement fund	\$	Acct. no.	\$
Net worth of business(es) owned (attach financial statement)	\$	Name and address of Company	\$ Payment/Months
Automobiles owned (make and year)	\$	Acct. no.	\$
Other Assets (itemize)	\$	Alimony/Child Support/Separate Maintenance Payments Owed to:	\$
		Job-Related Expense (child care, union dues, etc.)	\$
		Total Monthly Payments	\$
Total Assets a.	\$	Net Worth (a minus b)	\$
		Total Liabilities b.	\$

Initials: _____

VI. ASSETS AND LIABILITIES (cont'd)

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	\$	\$	\$	\$	\$	\$

Alternate Name

Creditor Name

Account Number

VII. DETAILS OF TRANSACTION

VIII. DECLARATIONS

		If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.			
		Borrower		Co-Borrower	
		Yes	No	Yes	No
a. Purchase price	\$				
b. Alterations, improvements, repairs					
c. Land (if acquired separately)					
d. Refinance (incl. debts to be paid off)					
e. Estimated prepaid items					
f. Estimated closing costs					
g. PMI, MIP, Funding Fee					
h. Discount (if Borrower will pay)					
i. Total costs (add items a through h)					
j. Subordinate financing					
k. Borrower's closing costs paid by Seller					
l. Other Credits (explain)					
m. Loan amount (exclude PMI, MIP, Funding Fee financed)					
n. PMI, MIP, Funding Fee financed					
o. Loan amount (add m & n)					
p. Cash from/to Borrower (subtract j, k, l & o from i)					
		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? (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 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)?			

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 business 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 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 Loan Originator:

This information was provided: In a face-to-face interview By the applicant and submitted by fax or mail In a telephone interview By the applicant and submitted via e-mail or the Internet

Loan Originator's Signature X	Date
Loan Originator's Name (print or type)	Loan Originator Identifier
Loan Originator's Phone Number (including area code)	
Loan Origination Company's Name	Loan Origination Company Identifier
Loan Origination Company's Address	
Union Bank	PO Box 667, Morrisville, VT 05661

Initials: _____

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:
Co-Borrower:

Agency Case Number:
Lender Case Number:

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
-----------------------------------	------	--------------------------------------	------

Initials: _____



ADDENDUM TO RESIDENTIAL MORTGAGE LOAN APPLICATION

Can anyone, other than you, claim a homestead interest* in the property that will secure repayment of the loan?

NO YES

If yes, who may be able to claim a homestead interest?

Name

Dated this _____ day of _____, 20_____.

Borrower

Co-Borrower

*Vermont law recognizes a homestead right in the spouse or civil union partner of the legal owner of real estate, which is used or kept as their primary home, even if the spouse or civil union partner is not a co-owner of that home. This homestead interest prevents creditors from attaching the entire homestead property without the written consent of both spouses or partners. Therefore, the lender will require that both spouses or civil union partners sign the mortgage deed, or otherwise waive their homestead interest in the property, in order to insure that it is fully enforceable.

This Addendum has been prepared in response to Act 91 of the 2000 Legislative Session, effective July 1, 2000, which provides that parties to a civil union shall have all the same benefits, protections, and responsibilities afforded under Vermont law to spouses in a marriage.

You should consult an attorney for specific legal advice regarding homestead rights and for specific legal advice regarding benefits, protections, and responsibilities under Act 91.

On May 7, 1997, the Vermont Legislature enacted the Vermont Residential Energy Code (officially called the "Residential Building Energy Standards"). If you are building a new single family dwelling, two family dwelling, multi-family dwelling three stories in height or less or building an addition to your existing home which is 500 square feet or more, there are certain energy requirements that must be met. This is effective for all residential construction that was begun on or after July 1, 1998.

Enclosed is a brochure on the Energy Code with general information. For more detailed information for builders, the Vermont Department of Public Service and Energy Code Assistance Center have also published a 65 page "Vermont Residential Energy Code Handbook" that specifies the requirements for complying with the Code.

CONTRACTOR-BUILT HOMES AND ADDITIONS

Your builder or contractor is required to certify that your new home or addition is built to these standards. Within 30 day of completion of construction, your builder must:

- 1) Fill out a "VT Residential Building Energy Standards Certificate";
- 2) Post the Certificate in the home;
- 3) Send a copy of the Certificate to the Department of Public Service and file and index a copy in the town land records; and
- 4) Provide a copy of the Certificate to be included in your file with this lending institution. (This is not required by law, but is a policy of this lender).

OWNER/BUILDER HOMES AND ADDITIONS

The Energy Code statute allows for an "owner/builder" to build a home or addition that does not meet the standards. To be considered an "owner/builder" the home must be used as a dwelling by the owner/builder and the owner/builder must direct the details of construction.

As an owner/builder, if the home does not meet the Code, when you decide to sell, you must disclose, in writing, to a prospective buyer, before entering into a binding purchase and sales agreement, the nature and extent of any non-compliance with the standards. This written statement must itemize which measures do not meet the Code using the "Vermont Owner/Builder Disclosure Statement". This Statement must be filed with the Department of Public Service and filed and recorded in the town land records within 30 days following the sale by you, the owner. Your lender may require a copy of this Statement at closing.

If an owner/builder home will meet the Code, a copy of the "VT Residential Building Energy Standards Certificate" should be completed, posted in the home, filed with the Department of Public Service and filed and recorded in the town land records within 30 days following the completion of construction. Your lender may require a copy of this Certificate at closing.

ACKNOWLEDGEMENT

I have read this statement and understand my obligations under the Energy Code as presented here and in the accompanying materials.

This Disclosure Statement was produced by the Vermont Department of Public Service (DPS), and the DPS is responsible for its contents. Any questions regarding this Disclosure Statement or the Energy Code should be directed to the Energy Code Assistance Center (ECAC) at toll-free 888-373-2255. The lender has provided this Disclosure Statement for the information and use of the buyer. The lender is not responsible for any violation of the Energy Code, for any action required by the Energy Code, or for assuring the buyer or any other party that the dwelling complies with the Energy Code.

Home Buyer Signature

Date

Home Buyer Signature

Date

For more information and materials, you may call the Energy Code Assistance Center (ECAC) at toll-free 888-373-2255. Information may also be found on the Internet at <http://www.state.vt.us/psd/ee/ee12.htm>.

CONSTRUCTION COST SHEET

A copy of this form and each written estimate should be submitted with the application. The maximum mortgage amount will be determined by the actual cost to complete the property.

#	ITEM	NAME OF CONTRACTOR	ESTIMATE
1	Lot purchase ¹		\$
2	Power to property		\$
3	Architect fees & permits		\$
4	Excavation & grading		\$
5	Masonry & concrete		\$
6	Lumber & insulation		\$
7	Carpentry		\$
8	Cabinets & millwork		\$
9	Roofing materials		\$
10	Windows & doors		\$
11	Plastering & drywalling		\$
12	Plumbing & fixtures		\$
13	Septic System (if applicable)		\$
14	Well (if applicable)		\$
15	Electrical & fixtures		\$
16	Heating		\$
17	Oil/Propane tank & lines		\$
18	Painting & staining (interior & exterior)		\$
19	Floor coverings		\$
20	Built-in appliances		\$
21	Landscaping		\$
22			\$
23			\$
24	Manufactured package price ²		\$

TOTAL \$

Borrower's signature Date

Co-Borrower's signature Date

1. Include copy of current contract or property transfer tax return
2. Check numbered items above which are included in package price

FEDERAL CREDIT APPLICATION INSURANCE DISCLOSURE

I have applied for an extension of credit with you. You are soliciting, offering, or selling me an insurance product or annuity in connection with this extension of credit. **FEDERAL LAW PROHIBITS YOU FROM CONDITIONING THE EXTENSION OF CREDIT ON EITHER:**

1. My purchase of an insurance product or annuity from you or from any of your affiliates; or
2. My agreement not to obtain, or a prohibition on me from obtaining, an insurance product or annuity from an unaffiliated entity.

By signing, I acknowledge that I have received a copy of this form on today's date. Unless this disclosure is provided electronically or I have applied for credit by mail, I also acknowledge that you have provided this disclosure to me orally.

.....
Consumer Date

.....
Consumer Date

SERVICING DISCLOSURE STATEMENT

Lender
UNION BANK
PO BOX 667
20 LOWER MAIN STREET
MORRISVILLE, VT 05661-0667

Borrower

Date

Loan Number

Property Address

NOTICE TO FIRST LIEN MORTGAGE LOAN APPLICANTS: THE RIGHT TO COLLECT YOUR MORTGAGE LOAN PAYMENTS MAY BE TRANSFERRED.

You are applying for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. 2601 et seq.). RESPA gives you certain rights under Federal law. This statement describes whether the servicing for this loan may be transferred to a different loan servicer. "Servicing" refers to collecting your principal, interest, and escrow payments, if any, as well as sending any monthly or annual statements, tracking account balances, and handling other aspects of your loan. You will be given advance notice before a transfer occurs.

Servicing Transfer Information

- We may assign, sell, or transfer the servicing of your loan while the loan is outstanding.
- We do not service mortgage loans of the type for which you applied. We intend to assign, sell, or transfer the servicing of your mortgage loan before the first payment is due.
- The loan for which you have applied will be serviced at this financial institution and we do not intend to sell, transfer, or assign the servicing of the loan.

By signing below, I/we acknowledge receiving a copy of this disclosure.

Applicant Date

Applicant Date

Applicant Date

Applicant Date

FACTS WHAT DOES UNION BANK DO WITH YOUR PERSONAL INFORMATION?

Why? Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What? The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number
- Account balances
- Transaction or loss history
- Credit history
- Credit scores
- Account transactions

When you are *no longer* our customer, we continue to share your information as described in this notice.

How? All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Union Bank chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Union Bank share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes - information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions? Call 802-888-6600 or Toll-free at 866-862-1891 or go to www.unionbankvt.com

What We Do	
How does Union Bank protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We also maintain other physical, electronic and procedural safeguards to protect this information and we limit access to information to those employees for whom access is appropriate.
How does Union Bank collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ● Open an account ● Apply for a loan ● Make deposits or withdrawals from your account ● Pay us by check ● Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> ● sharing for affiliates' everyday business purposes - information about your creditworthiness ● affiliates from using your information to market to you ● sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies. <ul style="list-style-type: none"> ● <i>Our affiliates include our parent holding company Union Bankshares, Inc.</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. <ul style="list-style-type: none"> ● <i>Union Bank does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> ● <i>Union Bank doesn't jointly market.</i>
Other Important Information	
For Vermont Customers. We will not share personal information with nonaffiliates either for them to market to you or for joint marketing - without your authorization, and we will not share personal information with affiliates about your creditworthiness without your authorization.	

I (We) hereby give my (our) consent to have Union Bank obtain any and all information regarding my (our) employment, checking, and/or savings accounts, credit obligations and all other credit matters which they may require in connection with my (our) application for a loan.

I understand that a consumer report prepared by a consumer reporting agency may be obtained at the time I apply for my account and, if my account is approved, at any time after that. I have the right at any time to ask Union Bank whether a report was obtained and, if so, to have Union Bank furnish me with the name and address of the consumer reporting agency that prepared the report.

THIS FORM MAY BE REPRODUCED AND THAT COPY SHALL BE AS EFFECTIVE AS THE ORIGINAL CONSENT WHICH I (WE) HAVE SIGNED.

This consent form is signed for the purpose of applying for individual or joint credit. (Check one)

Signature

Signature

I am (we are) aware that the assigned Credit Bureau may call me (us) to clarify information obtained in my (our) application or credit history (ies) in order to expedite the processing of the loan application. I (we) can be reached at the following telephone number(s) during the day.

Name: _____ (_____) _____ from _____ to _____

Name: _____ (_____) _____ from _____ to _____

FOR BANK USE ONLY
I hereby certify this to be a true and exact copy of the original

Signature

Name/Title