



KFS Mortgage Company

SUITE 12
406 MAIN STREET
METUCHEN, NEW JERSEY 08840

TEL: (732) 548-8899
FAX: (732) 548-8887
E-MAIL: kfsmortgage@gmail.com

Date:

Dear Sir / Madam,

Enclosed are the forms for the mortgage application. Please complete Form 101 and sign your name on the other forms where indicated. Please return them with the following documents to us as soon as possible.

1. Application fee with credit fee in the amount of

Single family	Multi-family	Value\$
\$600.00	\$750.00	Less than 500,000
Quote	Quote	Greater than 500,000

Investment property will be an additional \$250.00
Please make payment payable to KFS Mortgage Company in one check.

2. Copy of DEED for refinance. (If purchase, sales contract needed) – ALL PAGES.
3. Copy of most recent 2-month bank statements – ALL PAGES.
4. Copy of most recent 1-month pay stubs.
5. Copy of most recent years W2.

If you have any questions, please feel free to contact us.

Very Truly Yours,

Frank Shen
Mortgage Officer



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FORM 101: GENERAL INFORMATION

DATE _____

<input type="checkbox"/> Co-op	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Single-Family	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Purchase	<input type="checkbox"/> Refinance	<input type="checkbox"/> Construction	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Primary Residence	<input type="checkbox"/> 2 nd /Vacation Home	<input type="checkbox"/> Investment		
Refinance _____	Estimate Value _____	Cash Out _____		
Purchase Price _____	Down Payment _____	Loan Amount _____		
Cash deposit towards purchase \$ _____ held by _____				
<input type="checkbox"/> Fixed	<input type="checkbox"/> ARM	Terms _____	Interest Rate _____ %	Points _____
Type of loan _____				
Property Street Address _____				
City _____	County _____	State _____	ZIP _____	
Year Built _____				
Name of Condo Association _____				
Maintenance Fee _____	Tax _____			
Refinance loan, original cost _____	Amt. existing liens _____			
Year acquired _____	Purpose of refinance _____			
Title will be held in what names?				

BORROWER				
Name _____	Date of Birth _____	School Years _____		
Present Address:	No. of years _____	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	
Street _____				
City _____	State _____	ZIP _____		
Former Address (if less than 2 years at present address):	No. of years at former address _____	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	
Street _____				
City _____	State _____	ZIP _____		
<input type="checkbox"/> Married	<input type="checkbox"/> Single	<input type="checkbox"/> Separated		
Dependents other than listed by co-borrower:	Number _____	Age(s) _____		

Employer Name & Address: _____

Years employed in this line _____ Years on this job _____
 Position _____ Type of business _____

Former Employer (if less than 2 years at current employment):
 Name of Employer/School & Address: _____

Position _____ Type of business _____
 Date from/to _____

Social Security Number _____ E-mail Address _____
 Home phone # _____ Business phone # _____
 Sex _____ Race/national origin _____

US Citizen Resident Alien Non-Resident Alien

CO-BORROWER

Name _____ Date of Birth _____ School Years _____

Present Address: _____ No. of years _____ Own Rent
 Street _____
 City _____ State _____ ZIP _____

Former Address (if less than 2 years at present address): _____ No. of years at former address _____ Own Rent
 Street _____
 City _____ State _____ ZIP _____

Married Single Separated

Employer Name & Address: _____

Years employed in this line _____ Years on this job _____
 Position _____ Type of business _____

Former Employer (if less than 2 years at current employment):
 Name of Employer/School & Address: _____

Position _____ Type of business _____
 Date from/to _____

Social Security Number _____ E-mail Address _____
 Home phone # _____ Business phone # _____
 Sex _____ Race/national origin _____

US Citizen
 Resident Alien
 Non-Resident Alien

MONTHLY INCOME

	BORROWER	CO-BORROWER
Employment income		
Overtime		
Bonuses		
Commissions		
Dividends/interest		
Rental Income		

MONTHLY HOUSE EXPENSE (PRESENT)

Rent _____ Mortgage payment _____ Association fee _____
Insurance _____ Real estate taxes _____ Utilities _____

ASSETS

Life insurance net cash value _____

Real estate owned:

1. Address _____ Market value _____

2. Address _____ Market value _____

3. Address _____ Market value _____

4. Address _____ Market value _____

Automobiles owned (make & year) _____

Value of personal property _____

REAL ESTATE LOANS

1. Company _____

Property Address _____

Type of loan _____

Original loan amount _____ Unpaid balance _____ Present market value _____

Account # _____ Monthly payment _____

Type of property _____ Rental income (if rent) _____

2. Company _____

Property Address _____

Type of loan _____

Original loan amount _____ Unpaid balance _____ Present market value _____

Account # _____ Monthly payment _____

Type of property _____ Rental income (if rent) _____
3. Company _____ Property Address _____ Type of loan _____ Original loan amount _____ Unpaid balance _____ Present market value _____ Account # _____ Monthly payment _____ Type of property _____ Rental income (if rent) _____
4. Company _____ Property Address _____ Type of loan _____ Original loan amount _____ Unpaid balance _____ Present market value _____ Account # _____ Monthly payment _____ Type of property _____ Rental income (if rent) _____
AUTOMOBILE LOANS
1. Company _____ Car (make & year) _____ Original loan amount _____ Unpaid balance _____ Account # _____ Monthly payment _____
2. Company _____ Car (make & year) _____ Original loan amount _____ Unpaid balance _____ Account # _____ Monthly payment _____
3. Company _____ Car (make & year) _____ Original loan amount _____ Unpaid balance _____ Account # _____ Monthly payment _____
4. Company _____ Car (make & year) _____ Original loan amount _____ Unpaid balance _____ Account # _____ Monthly payment _____
STUDENT LOAN
1. Company _____ Original loan amount _____ Unpaid balance _____ Account # _____ Monthly payment _____
2. Company _____ Original loan amount _____ Unpaid balance _____ Account # _____ Monthly payment _____
EQUITY LOAN
1. Company _____ Property Address _____

Original loan amount _____ Unpaid balance _____
Account # _____ Monthly payment _____
2. Company _____
Property Address _____
Original loan amount _____ Unpaid balance _____
Account # _____ Monthly payment _____

Your Closing Attorney _____ Telephone _____
Address _____ Fax _____

Your Real Estate Agent _____ Telephone _____
Address _____ Fax _____

For the APPRAISAL who do we contact?
Seller(s) _____
Telephone(home) _____ Telephone(business) _____
Broker(s) _____
Telephone(home) _____ Telephone(business) _____



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COURIER/OVERNIGHT MAIL CHARGE AUTHORIZATION

In order to expedite the loan process, KFS Mortgage Co. uses couriers and/or overnight mail in connection with the loan closing. Borrowers hereby authorizes KFS Mortgage Co. to use couriers and/or overnight mail and acknowledges that these services will be paid by borrower out of the proceeds of the loan.

Please note that the charges for these services are disclosed on the Good Faith Estimate and Federal Truth-In-Lending.

Borrower

Date

Borrower

Date



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INFORMATION DISCLOSURE AUTHORIZATION

To Whom It May Concern,

We/I hereby authorize you to release to: KFS Mortgage Co., Inc.
406 Main Street
Metuchen, N.J. 08840
732-548-8899

for verification purposes, information concerning the following:

1. Employment history, dates, title, income, hours worked, etc.
2. Banking and savings account of record
3. Mortgage loan rating (opening date, high credit, payment amount, loan balance, and payment record).
4. Any information deemed necessary in connection with a consumer credit report for a real estate transaction.

This information is for the confidential use of this lender in compiling a mortgage loan credit report.

Signature

Social Security Number

Signature

Social Security Number

MORTGAGE LOAN ORIGINATION AGREEMENT

You, the applicant(s), agree to enter into this Mortgage Origination Agreement with KFS Mortgage Co. as an independent contractor to apply for a residential mortgage loan from a participating lender with which we from time to time contract upon such terms and conditions as you may request or a lender may require. You inquired into mortgage financing with KFS Mortgage Co. on _____ (date). We are licensed as a "Mortgage Broker" under the laws of the state of New Jersey.

SECTION 1. NATURE OF RELATIONSHIP. In connection with this mortgage loan we are acting as an independent contractor and not as your agent. We will enter into separate independent contract agreements with various lenders. While we seek to assist you in meeting your financial needs, we do not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

SECTION 2. SERVICES PROVIDED. Services provided by us can include, but are not limited to: Arranging for a conditional mortgage loan commitment between Borrower and Lender. Taking the mortgage loan application. Assembling information. Processing the mortgage loan file including verifying commitment. Reviewing, analyzing, and evaluating borrowers financial statements, income and credit history. Incidental services utilized in arranging for and procuring a conditional loan commitment including mail and long distance telephone charges.

SECTION 3. OUR COMPENSATION. The lenders whose loan products we distribute generally provide their loan products to us at a wholesale rate. The retail price we offer you - your interest rate, total points, and fees - will include our compensation. Alternatively, we may be paid a portion of our compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees. Also, in some cases, if you would rather pay less up-front, you may be able to pay some or all of our compensation indirectly through a higher interest rate in which case we will be paid directly by the lender. We also may be paid by the lender based on (i) the value of the Mortgage Loan or related servicing rights in the market place or (ii) other services, goods or facilities performed or provided by us to the lender.

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amount will be disclosed on your HUD-1 or HUD-1A Settlement Statement.

By signing below, applicant(s) acknowledge receipt of a copy of this signed Agreement.

Borrower 1: _____ Borrower 2: _____

Print Name: _____ Print Name: _____

Date: ___/___/___ Address: _____

Broker or Authorized Agent Signature: _____

Print Name: _____

Address: _____



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In accordance with Federal Regulations, you have a right to request and receive a copy of the appraisal report which has been completed in conjunction with your loan application, for financing on the below referenced property.

You have 90 days from the date of loan application to make your request in writing, to the office where your loan is being processed

Please be aware that your appraisal report is prepared only for the company's use in underwriting your application and may not be used or relied upon by you or anyone else for any other purpose. In particular, and without limiting the foregoing, the appraisal report may not be used for ascertaining the market value of the home for purpose of sale, insurance coverage or for determining the dimensions of boundaries of the property and/or the dimensions of the structure.

If you choose to make a request for a copy of the appraisal report, it must be in writing.

Signature

Signature

Property Address:



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SERVICE PROVIDER INFORMATION DISCLOSURE

Dear applicant(s):

The following service providers are used for your loan application.

(1) Appraisal service

US Appraisal Group
1190 Green Street
Iselin, NJ 08830

(2) Credit Report

Credit Lenders Agency
P.O. Box 508
Cherry Hill, NJ 08003

We/I hereby acknowledge receipt of this disclosure.

Applicant

Date

Applicant

Date



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Applicant's Name: _____

Property Address: _____

Date: _____

Type of Property _____ Primary _____ Investment _____
Sales Price/Market Value _____
Refinance _____ Purchase _____ Other _____
Loan Amount: _____ Down payment _____
Rate: _____% Floating _____ Lock-in _____ for _____ days.
No Doc _____ Reduced Doc _____ Full Doc _____
Escrows Waived Yes (additional fee will be paid at closing)
 No
Type of Loan: _____

Application Fee \$_____ (non-refundable) will be applied toward the costs associated with the property appraisal and credit report on your loan application. If you cancel or withdraw your application, the application fee will not be refunded. It is estimated that the number of days required to issue a decision on whether to give you a loan commitment following receipt of your application is 3 weeks. However, the Lender cannot guarantee that your commitment will be issued within this period. Your application will be processed promptly. However, complete documentation and other elements necessary to process your application may not be within the Lender's control and may affect the Lender's ability to issue a commitment within the specified time period.

Initial _____

Points: _____ . Deposit required _____ . Balance _____ (at closing)

Other Fees: _____

Remark: _____

If you have any questions, please feel free to contact Frank Shen as Manager at 732-548-8899 or Fax 732-548-8887
Or e-mail kfsmortgage@gmail.com

Signature of borrower date loan officer

Signature of borrower date

BORROWER'S CERTIFICATION AND AUTHORIZATION

CERTIFICATION

The undersigned certify the following:

- 1. I/We have applied for a mortgage loan from _____
(Lender)

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 down payment, 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 _____
(Lender)

Reserves the right to change the mortgage loan review process to a full documentation program. 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 _____
(Lender)

As part of the application process, _____ may verify information contained in my/our
(Lender)

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 _____, and to any investor to whom
(Lender)

_____ may sell my mortgage, any and all information and documentation that they
(Lender)

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. _____ or any investor that purchases the mortgage may address this authorization to any party
(Lender)
- 4. named in the loan application.

- 5. A copy of this authorization may be accepted as an original.

- 6. Your prompt reply to _____ or the investor that purchased the mortgage is appreciated.
(Lender)

(Borrower's Signature)

(Social Security Number)

(Borrower's Signature)

(Social Security Number)

NOTICE TO APPLICANT FAIR CREDIT REPORTING

In compliance with Fair Credit Reporting and Equal Credit Opportunity Act (ECOA) this notice is to inform you that in connection with your application for a mortgage loan:

A factual data credit report must be order from an approved credit reporting agency.

Our acknowledgement of this letter gives KFS Mortgage Co. the authority to order a credit report and release information to the real estate agent or attorney with whom you are dealing and an insurer, grantor or investor that will speed the handling of your mortgage application.

RIGHT TO FINANCIAL PRIVACY ACT OF 1978

This is notice to you as required by the Right Financial Privacy Act of 1979 that (the Veterans Administration, Dept. of Urban Development, Federal National Mortgage Association or Federal Home Loan Mortgage Corp., whichever is appropriate) has the 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 VA, FHA, FNMA, or FHLMC without further notice or authorization but will not be disclosed or released to anyone including another Government Agency or Department without your consent except as permitted by law.

EQUAL CREDIT OPPORTUNITY ACT NOTICE

The Federal Equal Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, creed, color, religion, national origin, sex, marital status, and age (provided that the applicant has the ability to enter into a binding contract) because all of part of the applicants income is derived fro any public assistance program or because the applicant has in good faith exercised any right under the Consumer Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Federal Home Loan Bank of New York, One World Trade Center, New York, New York 10048.

I/We hereby acknowledge receipt of a copy of this notice.

Borrower _____

Co-Borrower _____

Date _____

TRANSFER OF SERVICING DISCLOSURE STATEMENT

Borrowers:

Date:

Property Address:

App. Number:

Notice to Mortgage Loan Applicants: the right to collect your mortgage loan payments may be transferred. Federal law gives you certain related rights. Read this statement and sign it only if you understand its contents.

Because you are applying for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. Section 2601 et seq.) you have certain rights under that Federal law. This statement tells you about those rights. It also tells you what the chances are that the servicing for this loan may be transferred to a different loan servicer. "Servicing" refers to collecting your principal, interest and escrow account payments, if any. If your loan servicer changes, there are certain procedures that must be followed. This statement generally explains those procedures.

Transfer Practices and Requirements: If the servicing of your loan is assigned, sold, or transferred to a new servicer, you must be given written notice of that transfer. The present loan servicer must send you notice in writing of the assignment, sale or transfer of the servicing not less than 15 days before the effective date of the transfer. The new loan servicer must also send you notice within 15 days after the effective date of the transfer. The present servicer and the new servicer may combine this information in one notice, so long as the notice is sent to you 15 days before the effective date of transfer. The 15 day period is not applicable if a notice of prospective transfer is provided to you at settlement. The law allows a delay in the time (not more than 30 days after a transfer) for servicers to notify you, upon the occurrence of certain business emergencies.

Notices must contain certain information. They must contain the effective date of the transfer of the servicing of your loan to the new servicer, and the name, address, and toll-free or collect call telephone number of the new servicer, and toll-free or collect call telephone numbers of a person or department for both your present servicer and your new servicer to answer your questions. During the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer before its due date may not be treated by the new loan servicer as late, and a late fee may not be imposed on you.

Complaint Resolution: Section 6 of RESPA (12 U.S.C. Section 2605) gives you certain consumer rights, whether or not your loan servicing is transferred. If you send a "qualified written request" to your servicer, your servicer must provide you with a written acknowledgment within 20 Business Days of receipt of your request. A "qualified written request" is a written correspondence, other than notice on a payment coupon or other payment medium supplied by the servicer, which includes your name and account number, and the information regarding your request. Not later than 60 Business Days after receiving your request, your servicer must make any appropriate corrections to your account, or must provide you with a written clarification regarding any dispute. During this 60-Business Day period, your servicer may not provide information to a consumer reporting agency concerning any overdue payment related to such period or qualified written request. A Business Day is any day in which the offices of the business entity are open to the public for carrying on substantially all of its business functions.

Damages and Costs: Section 6 of RESPA also provides for damages and costs for individuals or classes of individuals in circumstances where servicers are shown to have violated the requirements of that Section.

Servicing Transfer Estimates

1. The following is the best estimate of what will happen to the servicing of your mortgage loan:

- We are able to service your loan and we will service your loan. However, we may assign, sell or transfer the servicing of your loan sometime while the loan is outstanding.
- We do not service mortgage loans, and we presently intend to assign, sell or transfer the servicing of your mortgage loan. You will be informed about your servicer.

2. For all the first lien mortgage loans that we make in the 12-month period after your mortgage loan is funded, we estimate that the percentage of mortgage loans for which we will transfer servicing is between:

_____0 to 25% 26 to 50% _____51 to 75% _____76 to 100%

3. This is our record of transferring the servicing of the first lien mortgage loans we have made in the past (Rounded to nearest quartile: 0%, 25%, 50%, 75%, or 100%):

1991: 0% 1992: 0% 1993: 0% 1994-Present: 0%

This information does not include assignments, sales or transfers to affiliates or subsidiaries. If the servicing of your loan is transferred to an affiliate or subsidiary in the future, you will be notified in accordance with RESPA.

ACKNOWLEDGMENT OF MORTGAGE LOAN APPLICANT(S)

I/We have read this disclosure form and understand its contents, as evidenced by my/our signature(s) below.

Borrower

Date

Co-Borrower

Date

Co-Borrower

Date

Co-Borrower

Date