



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 in the amount of

| Single family | Multi-family | Value\$ |
|---------------|--------------|---------------------------------|
| \$430.00 | \$550.00 | ≤ Half million |
| \$480.00 | \$600.00 | Half million < value ≤ 1million |
| \$580.00 | \$700.00 | 1 million < value ≤ 2 million |
| Quote | Quote | > 2 million |

Please make payment payable to KFS Mortgage Company in one check.

2. Deposit in the amount of \$500.00 payable to KFS Mortgage Co. in another check if you locked the rate already.
3. Copy of DEED for refinance. (If purchase, sales contract needed) – ALL PAGES.
4. Copy of most recent 2-month bank statements – ALL PAGES.
5. Copy of most recent 1-month pay stubs.
6. Copy of 2009 and 2010 W2.

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

Very Truly Yours,

Frank Shen
Mortgage Officer



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LOCK-IN INFORMATION

Date

| | | | |
|--|---|--|--|
| BORROWER'S NAME Last First | | Social Security | Date of Birth |
| CO-BORROWER'S NAME Last First | | Social Security | Date of Birth |
| Subject Property Address (street, city, state & zip code) | | | |
| Estimate Value/ Sales Price | Mortgage Amount | Loan Type: <input type="checkbox"/> 30 Year Fixed <input type="checkbox"/> 15 Year Fixed <input type="checkbox"/> 10 Year Fixed <input type="checkbox"/> Other _____ | Property Type: <input type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Condo <input type="checkbox"/> Other _____ |
| (Lock-in for purchase: 60 days. For refinance: 45 days) INTEREST RATE POINTS % | <input type="checkbox"/> New Lock <input type="checkbox"/> Re-Lock | <input type="checkbox"/> Purchase <input type="checkbox"/> Refinance <input type="checkbox"/> Cash Out Refinance | <input type="checkbox"/> Closing Cost <input type="checkbox"/> No Closing Cost |

Do you have a second mortgage? YES NO

For contact purposes,

Your office phone #: _____ Your home phone #: _____

Your e-mail address: _____

We/I hereby authorize you to charge **\$500** as lock-in deposit from our/my: CHECK CREDIT CARD

credit card # _____ expiration date _____

Signature _____

- ** Please complete and fax back to us by 2:00 PM.
- ** Application Package has to be sent back to us within one week.
- ** \$500 deposit is required to lock-in. It will be refunded after closing.

Do you need an application form? Please download and print from our website at kfsmortgage.com



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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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kfsmortgage@gmail.com**

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



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To Whom It May Concern,

The people who join the NO SETTLEMENT COST REFINANCE / PURCHASE program have to pay the fees for the refinance / purchase prior to or at closing by themselves, but those fees which were advanced will be refunded to you within the next 2 or 3 weeks after closing. No property taxes, no interest, and no homeowner insurance are going to be refunded. Any fees from subordination agreement for 2nd mortgage or any fees from previous bank will not be refunded. For purchase, any fee from home inspection will not be refunded except for termite inspection fee.

We/I hereby acknowledge receipt of a copy of this signed disclosure.

Borrower

Date

Co-Borrower

Date

FRANK SHEN

Loan Officer/ Authorized Agent

Date



KFS Mortgage Company

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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: _____

APPRAISAL REPORT DISCLOSURE

Borrower Name(s):

Property Address:

Loan or Application #:

Date:

The Fannie Mae and Freddie Mac (FNMA/FHLMC) Home Valuation Code of Conduct requires that:

The lender shall ensure that the borrower is provided, free of charge, a copy of any appraisal report concerning the borrower's subject property immediately upon completion, and in any event no less than three business days prior to the closing of the loan. The borrower may waive this three business day requirement. The lender may require the borrower to reimburse the lender for the cost of the appraisal.

_____ values your business and will provide you a copy of the appraisal report as soon as the final version is available. In all cases, _____ strives to provide a copy of the appraisal report at least 3 business days prior to closing. To ensure that your loan closes at the scheduled time, however, it may be necessary to provide you a copy of the appraisal report less than 3 business days prior to closing.

By signing this document, you agree to proceed with closing without having received a copy of your appraisal report at least 3 business days prior to closing if the appraisal report is not completed within that time frame.

ACKNOWLEDGMENT OF RECEIPT

I hereby acknowledge receipt of this Appraisal Report Disclosure and understand my right to a copy of the appraisal report. I further acknowledge and agree to waive receipt of a copy of my appraisal report 3 business days prior to closing in order to close my loan as scheduled.

(Borrower)(Date)

(Borrower)(Date)

(Borrower)(Date)

(Borrower)(Date)



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SERVICE PROVIDER INFORMATION DISCLOSURE

Dear applicant(s):

The following service providers are used for your loan application.

(1) Appraisal Service

Bank's Appraiser

(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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406 Main Street
Metuchen, NJ 08840

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Fax: (732) 548-8887
kfsmortgage@gmail.com

Date:

NEW JERSEY DISCLOSURE FORM

Applicant(s):
Property Address:

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: _____

Based on the requirement of MDIA, the application fee will not be collected until 3 business days after the TIL is issued. 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.

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

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:

- X 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.
X 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% X 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%):

2007: 0% 2008: 0% 2009: 0% 2010-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

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)

STATEMENT OF BORROWER'S BENEFITS FOR REFINANCE

Loan Number _____

I plan to enter into a transaction which refinances one or more existing mortgage loan(s) with a new mortgage loan secured by my New Jersey home.

I understand:

- There are costs associated with my new loan and my loan will have different terms (including duration) than my existing loan(s).
- If I have requested an FHA 203(k) renovation loan that a portion of my mortgage proceeds will be used to fund the home improvements to my home.
- The lender wants to make sure that I have determined that my new loan will provide a reasonable, tangible net benefit to me after taking into account the terms of both the new and existing loans the cost of the new loan and my own circumstances.
- The lender will not refinance my existing loan if it involved a state tribal or local government or non-profit organization and its terms included either a below market interest rate or beneficial payment terms.
- The lender is making this loan to me in reliance upon the representations made in this Statement of Borrower's Benefits.

By refinancing my existing loan(s), the following benefits apply to me (please check every benefit that applies).

- I will obtain a lower interest rate and will recoup the points fees and closing costs within 4 years.
- I will obtain a lower monthly payment.
- I will obtain a shorter loan term (e.g. from a 30 year term to 15 year term)
- I will receive cash-out from the new loan to pay necessary expenses. I will use the proceeds of my new loan toward the following (please check all that apply):
- Medical expenses Other: _____
- Education expenses Other: _____
- (Cash-out for home improvement is not allowed)

Note: if the borrower receives cash out from the new loan that is not a FHA 203K renovation loan (and the above selection is checked) the following certification is also required.

I certificate that I will not use any of the cash out from the new loan for the purpose of home improvement to the property being refinanced.

- Proceeds from my FHA 203(K) renovation loan will be used to fund home improvements to my home.
- I will consolidate other loans and debts I have into a single new loan.
- I will obtain the certainty of a fixed rate.
- I will be able to make the balloon payment on my existing loan.
- I will avoid foreclosure of or cure default on an existing mortgage loan.
- Other (please specify) _____

I have considered the terms of both the existing and new loan, the cost of the new loan and my personal circumstances. I believe the overall benefits of the new loan make the new loan beneficial to me. I have determined that it would be beneficial for me to refinance the existing loan(s) with this new loan for the reason or reasons identified above. My existing loan does not involved state tribal or local government or nonprofit organization and either a below market interest rate or beneficial payment terms. I certify hat I have read and understand this Statement of borrower's Benefits and have had a chance to ask any questions about it that I have an this Statement is true and correct.

Applicant:

(Signature)

(Print Full Name)

(Date)

Co-Applicant:

(Signature)

(Print Full Name)

(Date)

**FACT ACT
CREDIT SCORE
AND
RISK BASED PRICING
DISCLOSURE**

Borrower: _____

Property: _____

You have applied for a mortgage loan from KFS Mortgage Co. (the “lender”). The lender is required to provide you with the following information pursuant to the Fair and Accurate Credit Act of 2003, FACT Act (15 USCS § 1681g).

NOTICE TO THE HOME LOAN APPLICANT

In connection with your application for a home loan, the lender must disclose to you the score that a consumer reporting agency distributed to users and the lender used in connection with your home loan, and the key factors affecting your credit scores.

The credit score is a computer generated summary calculated at the time of the request and based on information that a consumer reporting agency or lender has on file. The scores are based on data about your credit history and payment patterns. Credit scores are important because they are used to assist the lender in determining whether you will obtain a loan. They may also be used to determine what interest rate you may be offered on the mortgage. Credit scores can change over time, depending on your conduct, how your credit history and payment patterns change, and how credit scoring technologies change.

Because the score is based on information in your credit history, it is very important that you review the credit related information that is being furnished to make sure it is accurate. Credit records may vary from one company to another.

If you have questions about your credit score or the credit information that is furnished to you, contact the consumer reporting agency at the address or phone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The consumer reporting agency plays no part in the decision to take any action on the loan application and is unable to provide you with specific reasons for the decision on a loan application.

If you have questions concerning the terms of the loan, contact the lender.

DISCLOSURE OF CREDIT SCORE

Refer to the attached Credit Report to view the credit score(s) that were generated at the specific request of the Lender. These Scores reflect the original credit information obtained from the three National repositories prior to any verification(s) that might have been made by

In addition to the score(s), you will find the key factors that adversely affected your credit score(s) in the mode(s) used, together with a brief explanation of what each factor means, the date the credit score(s) was created, and the range of possible credit score(s) under the model(s) used.

The following credit reporting agency provided the lender with your credit score: _____, whose address is _____, _____, and whose phone number is _____ - _____ - _____.

The name, address, and website for contacting the person or entity that developed the score(s) or developed the methodology of the score(s) are as follows:

For Equifax:

Equifax Credit Information Services, Inc.
1140 Hammond Dr., Bldg E, Suite 5200
Atlanta, GA 30328
www.equifax.com

For Experian:

Fair Isaac Company
120 North Redwood Drive
San Rafael, CA 94903
www.fairisaac.com

For Trans Union:

Fair Isaac Company
120 North Redwood Drive
San Rafael, CA 94903
www.fairisaac.com

DISCLOSURE OF RISK BASED PRICING

Your loan may contain credit terms that are materially less favorable than the most favorable terms available to a substantial proportion of borrowers based in whole or in part on a consumer report obtained from a consumer reporting agency. The terms offered to you are based on information from a consumer report.

Your loan officer can provide specific information about whether and how the pricing of your loan may be affected by your specific credit scores.

The consumer-reporting agency who furnished the lender with the consumer report is . You may obtain a copy of your consumer report without charge from the consumer reporting agency identified above at - -

ACKNOWLEDGMENT

I/We hereby acknowledge receipt of the FACT Act Credit Score and Risk Based Pricing Disclosure and I/We further acknowledge that I/We understand its provisions.

(Borrower) (Date) (Borrower) (Date)

(Borrower) (Date) (Borrower) (Date)



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

Disclosure for Using Closing Agent/Attorney

Dear Applicants:

This disclosure is to the borrower before the acceptance of the offer by the borrower, that the interests of the borrower and lender are or may be different and may conflict, and that the lender's attorney represents only the lender and not the borrower and the borrower is, therefore, advised to employ an attorney of the borrower's choice listed to practice law in this State to represent the interests of the borrower in order to close your mortgage loan.

We/I hereby acknowledge receipt of this disclosure.

Borrower

Date

Co-Borrower

Date



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

Disclosure for Correspondent Mortgage Banker

Dear Applicants:

We work as a corresponding mortgage banker. We process your mortgage application for closing the mortgage loan.

If the closing papers are under lender's name at closing, the lender is going to provide service to you after closing and we don't provide any service to you after closing. If closing papers are under our name at closing, we don't hold mortgage loans or service mortgage loans for more than 90 days in the regular course of business.

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

We/I hereby acknowledge receipt of this disclosure.

Borrower

Date

Co-Borrower

Date



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Disclosure for Using Hazard Insurance

Dear Applicants:

NOTICE TO THE BORROWER

**YOU MAY BE REQUIRED TO PURCHASE PROPERTY INSURANCE AS A
CONDITION OF RECEIVING THE LOAN.**

**IF PROPERTY INSURANCE IS REQUIRED, YOU MAY SECURE
INSURANCE FROM A COMPANY OR AGENT OF YOUR OWN CHOOSING.**

We need a copy of Declaration Page and paid receipt from your Insurance Company or Agent in order to close your loan.

We/I hereby acknowledge receipt of this disclosure.

Borrower

Date

Co-Borrower

Date

Lender:

Loan # :

Date:

ADDENDUM TO LOAN APPLICATION

Borrower Name(s)

Property Address:

As a result of New Jersey's dower and curtesy laws*, can anyone, other than you, claim an interest in the property that will secure repayment of the loan?

YES

NO

If YES, who may be able to claim the interest? _____

*Under New Jersey law, a right of joint possession to the principal matrimonial residence is subject to the lien of a mortgage, provided the parties to the marriage have both joined in the mortgage, except when the lien is a purchase-money mortgage or the possessory right has been subordinated, released or extinguished. (NJ Stat § 3B:28-3.1) Additionally, New Jersey law provides a partner in a civil union with all of the benefits, protections and responsibilities under law that are granted to a married couple relating to ownership, acquisition and transfer of real property. (NJ Stat § 37:1-31) Therefore, the lender will require that either spouses, or civil union partners, sign the security instrument, in order to ensure that it is fully enforceable.

This Addendum has been prepared in response to the establishment of civil unions in New Jersey. The law provides civil union partners with all of the same benefits, protections and responsibilities provided to a married couple under law.

You should consult an attorney for specific legal advice regarding possessory rights and for specific legal advice regarding benefits, protections and responsibilities of civil union partners in New Jersey.

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| Borrower | Date |
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| Borrower | Date |



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Equal Credit Opportunity Act Disclosure

EQUAL CREDIT OPPORTUNITY ACT – The Federal Equal Credit Opportunity Act prohibits discrimination against credit applicants on the basis of sex, marital status, race, color, religion, national origin, age (provided the applicant has the capacity to contract), whether all or part of the applicant's income is derived from any public assistance program, or if the applicant has in good faith exercised any right under the consumer Credit Protection Act. The Federal Agency which administers compliance with this law concerning this lender is the **MORTGAGE COMPANIES**

**FEDERAL TRADE COMMISSION
EQUAL CREDIT OPPORTUNITY
ROOM 4037
WASHINGTON, D.C. 20580**

ACKNOWLEDGEMENT OF RECEIPT

I/We have received a copy of this notice.

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date