

To be completed by the Lender:

Lender Loan No./Universal Loan Identifier

Agency Case No.

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix)

Social Security Number
(or Individual Taxpayer Identification Number)

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)

Date of Birth
(mm/dd/yyyy)

Citizenship

☒ U.S. Citizen

☐ Permanent Resident Alien

☐ Non-Permanent Resident Alien

Type of Credit

☐ I am applying for individual credit.

☒ I am applying for joint credit. Total Number of Borrowers: 2

List Name(s) of Other Borrower(s) Applying for this Loan
(First, Middle, Last, Suffix) - Use a separator between names

Each Borrower intends to apply for joint credit. Your initials: CE

Marital Status

☒ Married

☐ Separated

☐ Unmarried

Dependents (not listed by another Borrower)

Number 0

Ages

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

Contact Information

Home Phone

Cell Phone

Work Phone

Ext.

Email

Current Address

Street

Unit Unit 104

City State ZIP Country US

How Long at Current Address? 2 Years 9 Months Housing ☐ No primary housing expense ☐ Own ☒ Rent (\$ 2,470 /month)

If at Current Address for LESS than 2 years, list Former Address ☒ Does not apply

Street

Unit #

City State ZIP Country

How Long at Former Address? Years Months Housing ☐ No primary housing expense ☐ Own ☐ Rent (\$ /month)

Mailing Address – if different from Current Address ☒ Does not apply

Street

Unit #

City State ZIP Country

1b. Current Employment/Self Employment and Income

☐ Does not apply

Employer or Business Name

Phone

Street

Unit #

City State MA ZIP Country US

Gross Monthly Income

Base \$10,315.03 /month

Overtime /month

Bonus /month

Commission /month

Military

Entitlements /month

Other /month

TOTAL \$10,315.03 /month

Position or Title Major Gift Officer

Start Date 08 / 30 / 2021 (mm/dd/yyyy)

How long in this line of work? 3 Years 0 Months

Check if this statement applies:

☐ I am employed by a family member, property seller, real estate agent, or other party to the transaction.

☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25%. ☐ I have an ownership share of 25% or more.

Monthly Income (or Loss)

1c. IF APPLICABLE, Complete Information for Additional Employment/Self Employment and Income

☒ Does not apply

☐ Does not apply

• Alimony	• Child Support	• Interest and Dividends	• Notes Receivable	• Royalty Payments	• Unemployment
• Automobile Allowance	• Disability	• Mortgage Credit Certificate	• Public Assistance	• Separate Maintenance	• Benefits
• Boarder Income	• Foster Care	• Mortgage Differential Payments	• Retirement (e.g., Pension, IRA)	• Social Security	• VA Compensation
• Capital Gains	• Housing or Parsonage			• Trust	• Other

Income Source - use list above	Monthly Income
Provide TOTAL Amount Here	

Section 2: Financial Information — Assets and Liabilities. This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (*e.g., 401k, IRA*)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (*used for the transaction*)

Account Type – use list above	Financial Institution	Account Number	Cash or Market Value
Checking Account	TD Bank	██████████	\$1,271.03
Savings Account	AMEX	██████████	\$30,854.20
Provide TOTAL Amount Here			\$32,125.23

☒ Does not apply☐ Does not apply

Account Type -- use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
Installment	CHRYSLER CAPITAL	[REDACTED]	\$16,856.00	<input type="checkbox"/>	\$461.00
Open 30 Days Charge Account	AMEX		\$8,069.00	<input type="checkbox"/>	\$0.00
Revolving	AMEX		\$3,995.00	<input type="checkbox"/>	\$79.00
Revolving	AMEX		\$302.00	<input type="checkbox"/>	\$40.00
				<input type="checkbox"/>	

2d. Other Liabilities and Expenses

☐ Does not apply

Include all other liabilities and expenses below. Choose from the types listed here:

• Alimony • Child Support • Separate Maintenance • Job Related Expenses • Other

Monthly Payment

Section 3: Financial Information — Real Estate

This section asks you to list all properties you currently own and what you owe on them. ☐ I do not own any real estate

3a. Property You Own

If you are refinancing, list the property you are refinancing FIRST.

Address Street _____		City _____		State _____	ZIP _____	Unit # _____	Country _____
Property Value \$ _____	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. If not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property			
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income		
Mortgage Loans on this Property <input type="checkbox"/> Does not apply							
Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)	
				<input type="checkbox"/>			
				<input type="checkbox"/>			

3b. IF APPLICABLE, Complete Information for Additional Property

☒ Does not apply

3c. IF APPLICABLE, Complete Information for Additional Property

☒ Does not apply

Section 4: Loan and Property Information

This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount	\$ 842,490.00	Loan Purpose	<input checked="" type="radio"/> Purchase	<input type="radio"/> Refinance	<input type="radio"/> Other (specify) _____			
Property Address	Street _____	City _____	State	MA	ZIP _____	County	Middlesex	Unit # _____
Number of Units		1		Property Value	\$ 915,000.00			
Occupancy	<input checked="" type="radio"/> Primary Residence <input type="radio"/> Second Home <input type="radio"/> Investment Property <input type="radio"/> FHA Secondary Residence <input type="checkbox"/>							
1. Mixed-Use Property. If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop)								<input checked="" type="radio"/> NO <input type="radio"/> YES
2. Manufactured Home. Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis)								<input checked="" type="radio"/> NO <input type="radio"/> YES

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing

☐ Does not apply

Creditor Name	Lien Type	Monthly Payment	Loan Amount/Amount to be Drawn	Credit Limit (if applicable)
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$ _____	\$ _____	\$ _____
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$ _____	\$ _____	\$ _____

4c. Rental Income on the Property You Want to Purchase

For Purchase Only ☐ Does not apply

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property	Amount
Expected Monthly Rental Income	\$ _____
For LENDER to calculate: Expected Net Monthly Rental Income	\$ _____

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan

☐ Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Lender
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Other

Asset Type: Cash Gift, Gift of Equity, Grant	Deposited/Not Deposited		Source – use list above	Cash or Market Value
Cash Gift	<input checked="" type="radio"/> Deposited	<input type="radio"/> Not Deposited	Other - Parent	\$18,033.70
	<input type="radio"/> Deposited	<input type="radio"/> Not Deposited		\$ _____

Section 5: Declarations.

This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

A. Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?	<input type="radio"/> NO <input checked="" type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> YES _____ _____
B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?	<input checked="" type="radio"/> NO <input type="radio"/> YES
C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?	<input checked="" type="radio"/> NO <input type="radio"/> YES \$ _____
D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> YES
E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?	<input checked="" type="radio"/> NO <input type="radio"/> YES

5b. About Your Finances

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES
G. Are there any outstanding judgments against you?	<input checked="" type="radio"/> NO <input type="radio"/> YES
H. Are you currently delinquent or in default on a Federal debt?	<input checked="" type="radio"/> NO <input type="radio"/> YES
I. Are you a party to a lawsuit in which you potentially have any personal financial liability?	<input checked="" type="radio"/> NO <input type="radio"/> YES
J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?	<input checked="" type="radio"/> NO <input type="radio"/> YES
L. Have you had property foreclosed upon in the last 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13	<input checked="" type="radio"/> NO <input type="radio"/> YES



Section 6: Acknowledgements and Agreements. This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
 - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
 - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

(2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

(3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

(4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.

- I intend to sign and have signed this application either using my:

- (a) electronic signature; or
- (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.

- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

Additional Borrower Signature _____

Date (mm/dd/yyyy) _____

12/21/23

Section 7: Military Service.

This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☒ NO ☐ YES
If YES, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour ____ / ____ / ____ (mm/dd/yyyy)
☐ Currently retired, discharged, or separated from service
☐ Only period of service was as a non-activated member of the Reserve or National Guard
☐ Surviving spouse

Section 8: Demographic Information.

This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

- ☐ Hispanic or Latino
☐ Mexican ☐ Puerto Rican ☐ Cuban
☐ Other Hispanic or Latino – Print origin: _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

- ☒ Not Hispanic or Latino
☐ I do not wish to provide this information

Sex

- ☒ Female
☐ Male
☐ I do not wish to provide this information

Race: Check one or more

- ☐ American Indian or Alaska Native – Print name of enrolled or principal tribe: _____

- ☐ Asian
☐ Asian Indian ☐ Chinese ☐ Filipino
☐ Japanese ☐ Korean ☐ Vietnamese
☐ Other Asian – Print race: _____

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

- ☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan
☐ Other Pacific Islander – Print race: _____

For example: Fijian, Tongan, and so on.

- ☒ White
☐ I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES
Was the sex of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES
Was the race of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES

The Demographic Information was provided through:

☐ Face-to-Face Interview (includes Electronic Media w/ Video Component) ☒ Telephone Interview ☐ Fax or Mail ☐ Email or Internet

Section 9: Loan Originator Information. To be completed by your Loan Originator.

Loan Originator Information

Loan Originator Organization Name [REDACTED]

Address [REDACTED]

Loan Originator Organization NMLSR ID# [REDACTED] State License ID# [REDACTED]

Loan Originator Name [REDACTED]

Loan Originator NMLSR ID# [REDACTED] State License ID# [REDACTED]

Email [REDACTED] Phone [REDACTED]

Signature _____ Date (mm/dd/yyyy) _____



To be completed by the Lender:

Lender Loan No./Universal Loan Identifier

Agency Case No.

Uniform Residential Loan Application — Continuation Sheet

Continuation Sheet

Use this continuation sheet if you need more space to complete the Uniform Residential Loan Application.

State of Massachusetts Required Disclosure – Pursuant to Massachusetts General Laws, Chapter 184, Section 17B, you are notified that: (1) The responsibility of the attorney for the mortgagee is to protect the interest of the mortgagee; and, (2) Mortgagors may, at their own expense, engage an attorney of their selection to represent their interests in the transaction.

Borrower Name (First, Middle, Last, Suffix)

Additional Information

Additional Borrower Name (First, Middle, Last, Suffix)

Additional Information



Continuation Sheet

Use this continuation sheet if you need more space to complete the Uniform Residential Loan Application.

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 federal law (18 U.S.C. §§ 1001 *et seq.*).

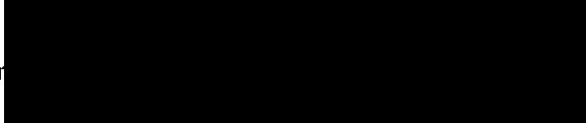
Borrower Signature



Date (mm/dd/yyyy)

12/21/23

Additional Borrower Signature



Date (mm/dd/yyyy)

12/21/23



Uniform Residential Loan Application — Lender Loan Information

This section is completed by your Lender.

L1. Property and Loan Information

Community Property State

- ☐ At least one borrower lives in a community property state.
☐ The property is in a community property state.

Transaction Detail

- ☐ Conversion of Contract for Deed or Land Contract
☐ Renovation
☐ Construction-Conversion/Construction-to-Permanent

☐ Single-Closing ☐ Two-Closing

Construction/Improvement Costs \$ _____

Lot Acquired Date ____ / ____ / ____ (mm/dd/yyyy)

Original Cost of Lot \$ _____

Refinance Type

- ☐ No Cash Out
☐ Limited Cash Out
☐ Cash Out

Refinance Program

- ☐ Full Documentation
☐ Interest Rate Reduction
☐ Streamlined without Appraisal
☐ Other _____

Energy Improvement

- ☐ Mortgage loan will finance energy-related improvements.
☐ Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the Property Assessed Clean Energy program).

Project Type ☐ Condominium ☐ Cooperative ☐ Planned Unit Development (PUD) ☒ Property is not located in a project

L2. Title Information

Title to the Property Will be Held in What Name(s):

Estate Will be Held in

- ☒ Fee Simple
☐ Leasehold Expiration Date ____ / ____ / ____ (mm/dd/yyyy)

Manner in Which Title Will be Held

- ☐ Sole Ownership ☐ Joint Tenancy with Right of Survivorship
☐ Life Estate ☒ Tenancy by the Entirety
☐ Tenancy in Common ☐ Other

For Refinance: Title to the Property is Currently Held in What Name(s):

Trust Information

- ☐ Title Will be Held by an *Inter Vivos (Living)* Trust
☐ Title Will be Held by a Land Trust

Indian Country Land Tenure

- ☐ Fee Simple On a Reservation
☐ Individual Trust Land (*Allotted/Restricted*)
☐ Tribal Trust Land On a Reservation
☐ Tribal Trust Land Off Reservation
☐ Alaska Native Corporation Land

L3. Mortgage Loan Information

Mortgage Type Applied For

- ☐ Conventional ☐ USDA-RD
☒ FHA ☐ VA ☐ Other: _____

Amortization Type

- ☒ Fixed Rate ☐ Other (explain): _____
☐ Adjustable Rate
 If Adjustable Rate:
 Initial Period Prior to First Adjustment _____ (months)
 Subsequent Adjustment Period _____ (months)

Loan Features

- ☐ Balloon / Balloon Term _____ (months)
☐ Interest Only / Interest Only Term _____ (months)
☐ Negative Amortization
☐ Prepayment Penalty / Prepayment Penalty Term _____ (months)
☐ Temporary Interest Rate Buydown / Initial Buydown Rate _____ %
☐ Other (explain): _____

Terms of Loan

Note Rate 7.250 %

Loan Term 360 (months)

Mortgage Lien Type

- ☒ First Lien
☐ Subordinate Lien

Proposed Monthly Payment for Property

First Mortgage (P & I)	\$ 5,747.27
Subordinate Lien(s) (P & I)	\$ _____
Homeowner's Insurance	\$ 255.50
Supplemental Property Insurance	\$ _____
Property Taxes	\$ 838.00
Mortgage Insurance	\$ 480.89
Association/Project Dues (Condo, Co-Op, PUD)	\$ 0.00
Other	\$ _____
Total	\$ 7,321.66

L4. Qualifying the Borrower – Minimum Required Funds or Cash Back

DUE FROM BORROWER(S)	
A. Sales Contract Price	\$ 720,000.00
B. Improvements, Renovations, and Repairs	\$ 140,839.00
C. Land <i>(if acquired separately)</i>	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$
E. Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</i>	\$
F. Borrower Closing Costs <i>(including Prepaid and Initial Escrow Payments)</i>	\$ 31,830.69
G. Discount Points	\$
H. TOTAL DUE FROM BORROWER(s) <i>(Total of A thru G)</i>	\$ 892,669.69
TOTAL MORTGAGE LOANS	
I. Loan Amount	
Loan Amount Excluding Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> \$ 828,000.00	
Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> Amount \$ 14,490.00	\$ 842,490.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing <i>(See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)</i>	\$
K. TOTAL MORTGAGE LOANS <i>(Total of I and J)</i>	\$ 842,490.00
TOTAL CREDITS	
L. Seller Credits <i>(Enter the amount of Borrower(s) costs paid by the property seller)</i>	\$
M. Other Credits <i>(Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)</i>	\$ 36,000.00
N. TOTAL CREDITS <i>(Total of L and M)</i>	\$ 36,000.00
CALCULATION	
TOTAL DUE FROM BORROWER(s) <i>(Line H)</i>	\$ 892,669.69
LESS TOTAL MORTGAGE LOANS <i>(Line K)</i> AND TOTAL CREDITS <i>(Line N)</i>	- \$ 878,490.00
Cash From/To the Borrower <i>(Line H minus Line K and Line N)</i> NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$ 14,179.69



Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 12/21/2023
Closing Date 12/21/2023
Disbursement Date 12/21/2023
Settlement Agent [REDACTED]
File # 2023-717
Property [REDACTED]

Transaction Information

Borrower [REDACTED]
Seller [REDACTED]
Lender [REDACTED]

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☐ Conventional ☒ FHA
☐ VA ☐
Loan ID # [REDACTED]
MIC # [REDACTED]

Sale Price \$720,000

Loan Terms		Can this amount increase after closing?
Loan Amount	\$842,490	NO
Interest Rate	7.25 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$5,747.27	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$5,747.27	
Mortgage Insurance	+	480.89
Estimated Escrow <i>Amount can increase over time</i>	+	1,093.50
Estimated Total Monthly Payment	\$7,321.66	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,093.50 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES

Costs at Closing		
Closing Costs	\$33,430.69	Includes \$25,385.45 in Loan Costs + \$8,045.24 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$11,429.28	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$3,245.50				
01	% of Loan Amount (Points)					
02	203(k) Supplemental Origination	\$2,081.00				
03	Processing Fees	\$1,164.50				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$22,139.95				
01	203(k) Consultant Fee		\$1,100.00			
02	203(k) Inspection Fees	\$1,822.00				
03	203(k) Title Update Fee	\$500.00				
04	Appraisal Fee		\$500.00			
05	Credit Report	\$225.00				
06	Flood Certification	\$10.50				
07	Funding Fee	\$275.00				
08	MERS registration fee	\$24.95				
09	Mortgage Insurance Premium	\$14,490.00				
10	Title - Closing Fee	\$695.00				
11	Title - CPL (Closing Protection	\$25.00				
12	Title - Lender's Title Insurance	\$2,107.50				
13	Title - Municipal Lien Certificate	\$50.00				
14	Title - Plot Plan/Survey	\$115.00				
15	Title - Title Examination	\$200.00				
C. Services Borrower Did Shop For						
01						
02						
03						
04						
05						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$25,385.45				
Loan Costs Subtotals (A + B + C)		\$23,785.45	\$1,600.00			

Other Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees		\$475.00				
01	Recording Fees Deed: \$155.00 Mortgage: \$205.00	\$475.00		\$315.00		
02	Transfer Taxes to State of MA			\$3,283.20		
F. Prepaids		\$4,906.74				
01	Homeowner's Insurance Premium (12 mo.) to	\$3,066.00				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$167.34 per day from 12/21/23 to 1/1/24)	\$1,840.74				
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing		\$1,093.50				
01	Homeowner's Insurance \$255.50 per month for 4 mo.	\$1,022.00				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$838.00 per month for 2 mo.	\$1,676.00				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$1,604.50				
H. Other		\$1,570.00				
01	Buyer/Legal Representation Fee	\$495.00				
02	Courier Fee			\$125.00		
03	Discharge Tracking Fee			\$125.00		
04	Real Estate Commission			\$21,600.00		
05	Seller Legal Fee			\$2,575.00		
06	Title - Owner's Title Insurance (optional)	\$1,075.00				
I. TOTAL OTHER COSTS (Borrower-Paid)		\$8,045.24				
Other Costs Subtotals (E + F + G + H)		\$8,045.24				

J. TOTAL CLOSING COSTS (Borrower-Paid)		\$33,430.69				
Closing Costs Subtotals (D + I)		\$31,830.69	\$1,600.00	\$28,023.20		
Lender Credits						

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$37,703.00	\$33,430.69	YES - See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$1,600.00	YES - You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	-\$14,490.00	-\$14,490.00	NO
Down Payment/Funds from Borrower	-\$108,000.00	-\$108,000.00	NO
Deposit	-\$36,000.00	-\$36,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$135,331.00	\$138,088.59	YES - See details in Section K.
Cash to Close	\$14,544.00	\$11,429.28	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$889,919.28
01 Sale Price of Property	\$720,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$31,830.69
04	
Adjustments	
05 Existing liens	
06 203k Renovation Costs holdback to [REDACTED]	\$115,075.00
07 See attached page for additional information	\$20,261.00
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 12/21/23 to 03/31/24	\$2,752.59
09 County Taxes to	
10 Assessments to	
11 Unadvanced Funds	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$878,490.00
01 Deposit	\$36,000.00
02 Loan Amount	\$842,490.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
Other Credits	
06	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$889,919.28
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$878,490.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$11,429.28

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$722,752.59
01 Sale Price of Property	\$720,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 12/21/23 to 12/31/23	\$2,752.59
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$649,451.69
01 Excess Deposit	\$14,400.00
02 Closing Costs Paid at Closing (J)	\$28,023.20
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$587,324.36
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09 Compass	\$1,200.00
10 Electric Bill Balance	\$330.75
11 Final Water Charges	\$2,809.47
12 Kim Zecher	\$8,434.55
13 See attached page for additional information	\$6,929.36
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$722,752.59
Total Due from Seller at Closing (N)	-\$649,451.69
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$73,300.90

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- ☒ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☐ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 3% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☒ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$17,318.29	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$1,093.50	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$1,574.39	The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.



Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$2,212,625.82
Finance Charge. The dollar amount the loan will cost you.	\$1,366,938.32
Amount Financed. The loan amount available after paying your upfront finance charge.	\$818,461.31
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	8.248 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	145.802 %

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

☒ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name			None		
Address					
NMLS ID					
MA License ID					
Contact					
Contact NMLS ID					
Contact MA License ID					
Email					
Phone					

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Date

12/21/23

Date

12/21/23

Settlement Agent

Property

Summary Of Transactions	Additional Details from your transactions.
BORROWER'S TRANSACTION	
K Due from Borrower at Closing	
K07a 203K Contingency Reserves to	\$17,261.00
K07b 203K Permit Fees to Town of	\$3,000.00

Summary Of Transactions	Additional Details from your transactions.
SELLER'S TRANSACTION	
N Due from Seller at Closing	
N13a	\$2,300.00
N13b	\$1,650.00
N13c	\$400.00
N13d	\$2,579.36

Additional Information About This Loan

Loan Disclosures		
Escrow Account		
Escrow		
Escrowed Property Costs over Year 1	\$17,318.29	Estimated total amount over year 1 for your escrowed property costs: Property Taxes, Homeowner's Insurance, Mortgage Insurance

NOTE

December 21, 2023
[Note Date]

Salem,
[City]

Massachusetts
[State]

[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan in the amount of U.S. \$842,490.00 (the "Principal") that I have received from

(the "Lender"), I promise to pay the Principal, plus interest, to the order of the Lender. I will make all payments under this Note in U.S. currency in the form of cash, check, money order, or other payment method accepted by Lender.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid Principal until the full amount of the Principal has been paid. I will pay interest at a yearly rate of 7.250 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month. This amount is called my "Monthly Payment."

I will make my Monthly Payment on the 1st day of each month beginning on February 1, 2024. I will make these payments every month until I have paid all of the Principal and interest and any other charges described below that I may owe under this Note. Each Monthly Payment will be applied as of its scheduled due date and will be applied to interest and other items in the order described in the Security Instrument before the Principal. If, on January 1, 2054, I still owe amounts under this Note, I will pay those amounts on that date, which is called the "Maturity Date."

I will make my Monthly Payments at

or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My Monthly Payment will be in the amount of U.S. \$5,747.27. This payment amount does not include any property taxes, insurance, or other charges that I may be required to pay each month.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "Prepayment." When I make a Prepayment, I will notify the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the Monthly Payments then due under this Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my Monthly Payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If applicable law sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge will be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums already collected from me that exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any Monthly Payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 3.000 % of my overdue Monthly Payment. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each Monthly Payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of unpaid Principal, all the interest that I owe on that amount, and other charges due under this Note (the "Default Balance"). That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

If I am in default and the Note Holder does not require me to pay the Default Balance immediately as described above, the Note Holder will still have the right to do so if I continue to be in default or if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay the Default Balance immediately as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees and costs.

7. GIVING OF NOTICES

(A) Notice to Borrower

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it, or by mailing it by first class mail, to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address. I will promptly notify the Note Holder of any change to my physical address and of any change to my mailing address. Unless applicable law requires otherwise, notice may instead be sent by e-mail or other electronic communication if agreed to by me and the Note Holder in writing and if I have provided the Note Holder with my current e-mail address or other electronic address. If I have agreed with the Note Holder that notice may be given by e-mail or other electronic communication, I will promptly notify the Note Holder of any changes to my e-mail address or other electronic address.

(B) Notice to Note Holder

Any notice that I must give to the Note Holder under this Note will be delivered by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety, or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety, or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

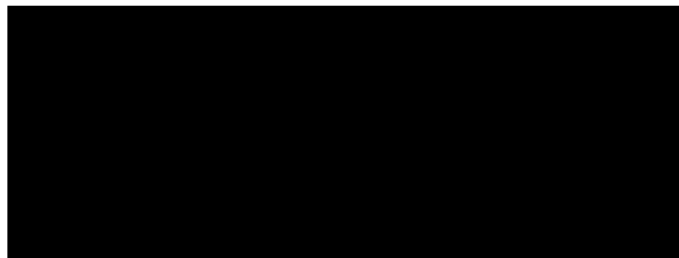
10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument also describes how and under what conditions I may be required to make immediate payment of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.




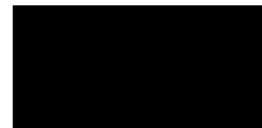
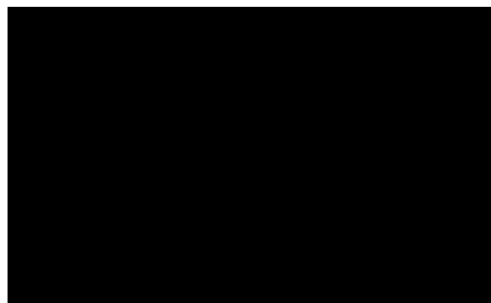
(Seal)

(Seal)

[Sign Original Only]




witness



Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data for which the Company assumes no liability as set forth in Commitment Conditions 5.e.:

Issuing Agent: [REDACTED]
Issuing Office: [REDACTED]
Issuing Office's ALTA® Registry ID: [REDACTED]
Loan ID Number: Loan No.: [REDACTED]
Commitment Number: [REDACTED]
Issuing Office File No [REDACTED]
Property Address: [REDACTED]
Revision Number: [REDACTED]

SCHEDULE A

1. Commitment Date: **September 22, 2023**

2. Policy to be issued:

- | | |
|---|--|
| a) <input checked="" type="checkbox"/> ALTA Owner's Policy – 2021
<input type="checkbox"/> ALTA Leasehold Owner's Endorsement 13
<input type="checkbox"/> ALTA Homeowner's Policy of Title Insurance for a
One-to-Four Family Residence (07/01/21) | Amount of Insurance
\$720,000.00 |
|---|--|

PROPOSED INSURED: [REDACTED]

- | | |
|---|---------------------|
| b) <input checked="" type="checkbox"/> ALTA Loan Policy – 2021
<input type="checkbox"/> ALTA Leasehold Loan Endorsement 13.1
<input type="checkbox"/> ALTA Expanded Coverage Residential Loan Policy – Current Assessments (07/01/21) | \$842,490.00 |
|---|---------------------|

PROPOSED INSURED: [REDACTED]

3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**

4. The Title is, at the Commitment Date vested in: [REDACTED]
[REDACTED]

5. The Land is described as follows:

The Land located at: [REDACTED]
[REDACTED]

Note: Recorded/Filed Documents referred to herein are recorded/filed with the Middlesex County Registry of Deeds or Land Records.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

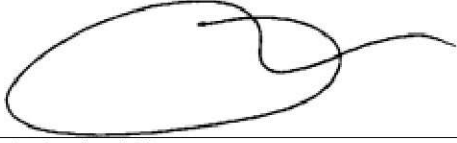
[REDACTED] ALTA Commitment for Title Insurance (7-1-21) (MA ME NH RI VT)

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY:



Authorized Signatory

Issuing Agent : [REDACTED]

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27C170D

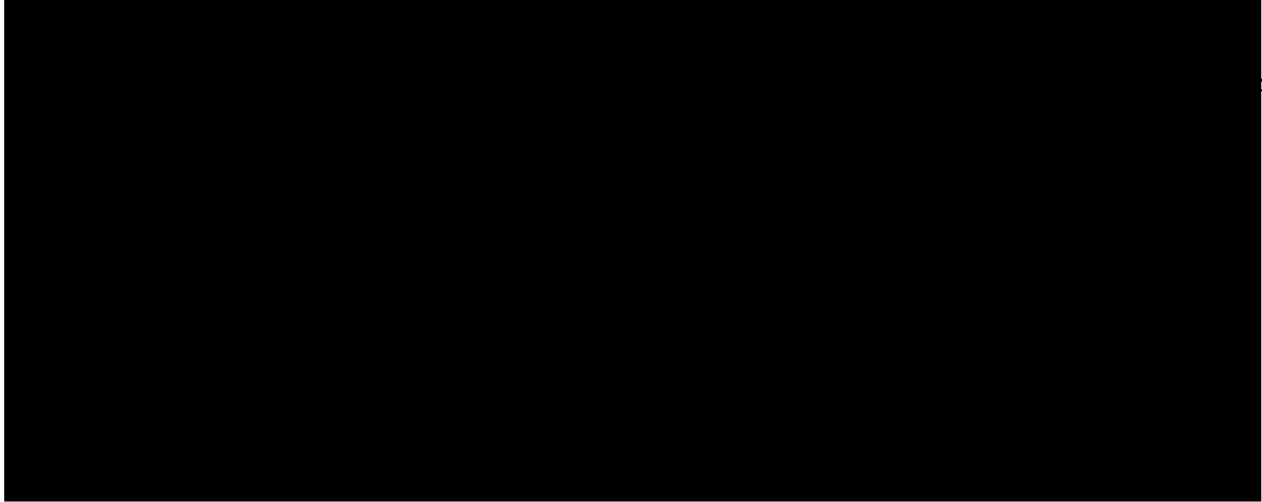
ALTA Commitment for Title Insurance (7-1-21) (MA ME NH RI VT)

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"

Office File No.: [REDACTED]



For title reference, see deed recorded herewith.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170D

ALTA Commitment for Title Insurance (7-1-21) (MA ME NH RI VT)

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART I
(Requirements)

Office File No.: [REDACTED]

All of the following Requirements must be met:

1. **Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**
2. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. (applies to residential properties only).
3. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
4. Pay the agreed amount for the estate or interest to be insured.
5. Pay the premiums, fees and charges for the Policy to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, acknowledged, and recorded in the Public Records:

a. Duly authorized and executed Deed from Catherine Rooney vesting Fee Simple title in Catherine Carr and Paul Carr.

NOTE: Deed to contain appropriate recitation of grantor's marital status together with appropriate and applicable release of homestead rights or recitation of non-applicability of homestead laws acceptable to Company.

b. Duly authorized and executed Mortgage from [REDACTED] in favor of [REDACTED]
[REDACTED] securing an insured loan in the amount of \$842,490.00.

NOTE: Mortgage to contain appropriate recitation of grantor's marital status together with appropriate and applicable release of homestead rights or recitation of non-applicability of homestead laws acceptable to Company.

- c. If Seller or Borrower is an Entity: Certificate of Legal Existence/Good Standing from Secretary of State's Office to be recorded/filed (as to NH property: Certificates to be retained in the agent's file) showing all entities are duly organized and existing at date of closing. Appropriate authority documents and resolutions authorizing the transaction required for all entities that are parties to the transaction and certificates of incumbency for all signatories.
- d. If Seller or Borrower is a Trustee:
 - i. Massachusetts: Declaration of Trust or Certificate pursuant to MGL Ch. 184 Sec. 35 to be recorded. In the event of a nominee trust, provide and record/file an original certificate stating

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[REDACTED] ALTA Commitment for Title Insurance (7-1-21) (MA ME NH RI VT)

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART I
(Requirements)

Office File No.: [REDACTED]

- that the Trust is in full force and effect and has not been altered, amended or revoked, that the Trustees as set forth in Schedule A are all incumbent Trustees and as such are empowered by the Trust and (if required) have the consent of the beneficiaries to create the Mortgage to be insured or convey the Land.
- ii. New Hampshire: Trustees' certificate that the trust has not been altered amended revoked or terminated pursuant to RSA 564-A:7 or RSA 564-B:10-1013. In the event of a nominee trust (requires beneficiary approval) direction of beneficiaries is required and trustee's certificate must recite compliance. Revocable trusts require a release of homestead and individual signatures and acknowledgments in both the Trustee and individual capacities.
 - iii. Maine: Certification that the Trust is in full force and effect and has not been altered, amended or revoked, that the Trustees as set forth in Schedule A are all the incumbent Trustees and as such are empowered by the Trust and have the consent of the beneficiaries to (convey) (mortgage) the Land.
 - iv. Vermont: Trustee's certificate pursuant to -14A VSA sec. 1013 to be obtained and recorded in the Land Records.
 - v. Rhode Island: Memorandum of Trust pursuant to RIGL 34-4-27 to be recorded together with relevant portions of the Trust evidencing authority of the Trustee to convey.
7. All outstanding real estate taxes, water, sewer and other municipal charges to be paid at closing.
NOTE: Certificate of Municipal Liens to be recorded. (MA)
8. Provide satisfactory affidavit as to parties in possession and mechanics liens.
9. Seller/Borrower to provide satisfactory Survey Affidavit in order to delete or modify Schedule B, Part II, Exception 4 of the Loan Policy. NOTE: plot plan required for new construction. If the Land is used for non- residential purposes, an ALTA/NSPS instrument survey and surveyor's report is required.
10. For issuance of an ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence (07/01/21), the following documents are required:
- a. Massachusetts: Plot plan.
 - b. Maine: Expanded Homeowner's Affidavit (or Survey Affidavit) or Mortgage Inspection Sketch.
 - c. New Hampshire: Expanded Policy Survey Title Affidavit.
 - d. Rhode Island: RI Owner's Affidavit.
 - e. Vermont: Expanded Policy Affidavit and current instrument survey
11. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the Land as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
12. [REDACTED]

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART I
(Requirements)

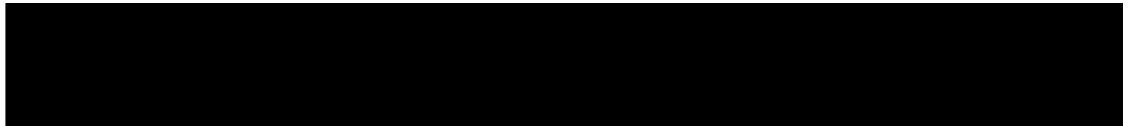
Office File No.: [REDACTED]



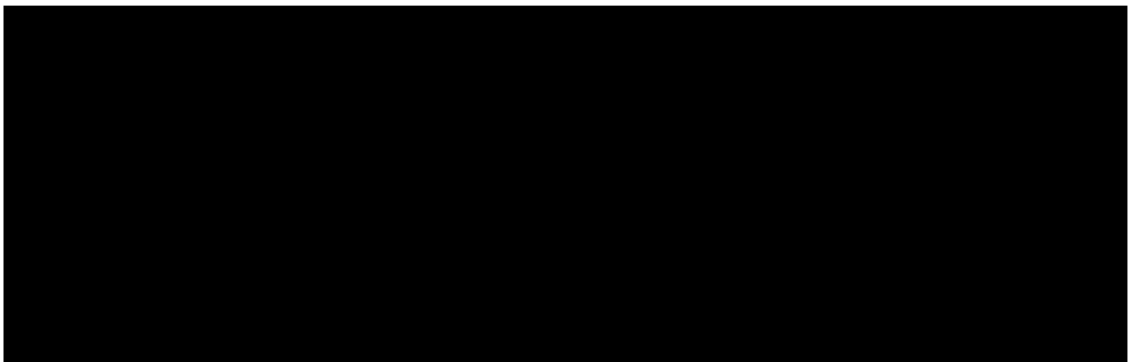
13. The following state-specific requirements as may apply:

- a. Maine:
 - i. All taxes and applicable returns that may be required upon the transfer of real estate pursuant to Title 36 of the Maine Revised Statutes Annotated, including:
 - (i) Payment of real estate transfer tax and delivery of the Real Estate Transfer Tax Declaration (RETTD) or Controlling Interest form to the Registry of Deeds (36 M.R.S. §4641 et seq) ; and
 - (ii) Nonresident withholding from sellers' proceeds pursuant to 36 M.R.S §5250-A and payment to Maine Revenue Services with applicable REW form, or confirmation of nonapplicability of withholding and completion of resident REW forms (to be maintained in the file).
- b. New Hampshire:
 - i. Payment of applicable transfer tax at the time of recording;
 - ii. Original Department of Revenue Administration Real Estate Transfer Questionnaire (Form PA-34) to be filed with the Department of Revenue Administration;
 - iii. Declaration of Consideration (Form CD-57-P and CD-57-S) to be filed with the New Hampshire Department of Revenue Administration within 30 days after closing.

c.



d.



Note: All documents submitted must be satisfactory to the Company and it reserves the right to raise additional requirements and/or exceptions upon review of said documents, or upon receipt of further details of the transaction.

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART I
(Requirements)

Office File No.: [REDACTED]

14. Real estate taxes and municipal charges as follows:

Property/County Taxes:

Annual Tax Amount: \$10,056.03

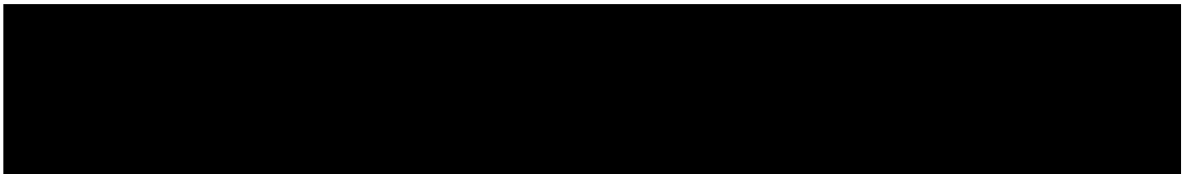
Payment Schedule: Quarterly

Paid Thru Date: 12/31/2023

Next Due Date: 02/01/2024 Amount: \$2,514.01

Parcel ID: [REDACTED]

15. Discharge and/or termination of the following liens or encumbrances:



16. Obtain and record Estate Tax Affidavit for [REDACTED]

17. Subject to a Passing Title V Inspection Report

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART II
(Exceptions)

Office File No.: [REDACTED]

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
2. Liens for taxes and assessments which become due and payable subsequent to the Date of Policy.
3. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not appearing in the Public Records.
4. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land.
5. Rights or claims of parties in possession.
6. IF THE LAND IS A CONDOMINIUM UNIT:
 - a. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the Land or set forth in the Master Deed or Declaration of Condominium, in the related By-laws, or in the Declaration of Trust, as duly recorded in the appropriate Public Records and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.
 - b. Loss or damage arising as a result of liens for common charges and attorney's fees in the enforcement of any lien for said charge.

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART II
(Continuation Sheet)

Office File No.: [REDACTED]

7. [REDACTED]

8. [REDACTED]

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane,

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- right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements;
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing[and authenticated by a person authorized by the Company].
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION (NOT APPLICABLE IN THE STATE OF VERMONT)**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS

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PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11.



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Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name _____
Total # of Borrowers **1**
Property Address _____

Occupancy Status Sales Price \$ **235,000.00**
☒ Primary Residence Appraised Value \$ **235,000.00**
☐ Second Home
☐ Investment Property

Property Type

- ☒ 1 unit
☐ 2 units
☐ 3 units
☐ 4 units
☐ Condominium
☐ PUD ☐ Co-op
☐ Manufactured Housing
☐ Single Wide ☐ Multiwide

Project Classification

- Freddie Mac
☐ Streamlined Review
☐ Established Project
☐ New Project
☐ Detached Project
☐ 2- to 4-unit Project
☐ Exempt from Review
☐ Reciprocal Review
☐ Other

Fannie Mae

- ☐ E Established PUD Project
☐ F New PUD Project
☐ P Limited Review – New Condo Project
☐ Q Limited Review – Established Condo Project
☐ R Full Review – New Condo Project
☐ S Full Review – Established Condo Project
☐ T Fannie Mae Review through PERS – Condo Project
☐ U FHA-approved Condo Project
☐ V Condo Project Review Waived
☐ 1 Full Review – Co-op Project
☐ 2 Fannie Mae Review through PERS – Co-op Project

Property Rights

- ☒ Fee Simple
☐ Leasehold

Project Name _____ Fannie Mae Condo Project Manager™ Project ID# (if any) _____

II. Mortgage Information

Loan Type

- ☒ Conventional
☐ FHA
☐ VA
☐ USDA/RD

Amortization Type

- ☒ Fixed Rate—Monthly Payments
☐ Fixed Rate—Biweekly Payments
☐ Balloon
☐ ARM (type)
☐ Other (specify) _____

Loan Purpose

- ☒ Purchase
☐ Cash-Out Refinance
☐ Limited Cash-Out Refinance (Fannie)
☐ No Cash-Out Refinance (Freddie)
☐ Home Improvement
☐ Construction Conversion/Construction to Permanent

Lien Position

- ☒ First Mortgage
Amount of Subordinate Financing
\$ **\$0.00**
(If HELOC, include balance and credit limit)
☐ Second Mortgage

Note Information

Loan Amount \$ **170,000.00**
Note Rate **7.250**%
Loan Terms (in months) **360 months**

Mortgage Originator

- ☒ Seller
☐ Broker
☐ Correspondent

Temporary Buydown

- ☐ Yes
☒ No
Terms _____

Broker/Correspondent Name and Company Name: _____

III. Underwriting Information

Underwriter's Name _____

Appraiser's Name/License # _____

Appraisal Company Name _____

Stable Monthly Income

Borrower 1 \$ **7,152.00**
Borrower 2 \$ _____
Borrower 3 \$ _____
Borrower 4 \$ _____
Other Borrowers (5+) \$ _____
Combined Other Income (all borrowers) \$ _____
Rental Income – subject property \$ _____
Net Rental Income – other properties \$ _____
Total Borrower Income \$ **7,152.00**

☐ At least one borrower is self-employed

Qualifying Ratios

Primary Housing Expense/Income **21.668**%
Total Obligations/Income (DTI) **28.589**%

Qualifying Rate

☒ Rate Used for Qualifying **7.250**%
☐ Initial Bought-Down Rate _____%
☐ Other _____%

Risk Assessment

- ☐ Manual Underwriting
☒ AUS
☐ DU ☒ LPA ☐ Other

AUS Recommendation _____

DU Case ID/LP AUS Key# _____

LPA Doc Class (Freddie) _____

Representative Credit/Indicator Score **718**

Underwriter Comments

Used monthly base rate per pay stub provided

Need remote letter from employer

used conservative number of ytd-\$7152

Loan-to-Value Ratios

LTV **72.340**%
CLTV/TLTV **72.340**%
HCLTV/HTLTV **72.340**%

Level of Property Review

- ☒ Exterior/Interior
☐ Exterior Only
☐ No Appraisal

Form Number **70**

Escrow (T&I)

☒ Yes ☐ No

Affordable Housing Initiative

☐ Yes ☒ No

Proposed Monthly Payments

Borrower's Primary Residence

First Mortgage P&I \$ **1,159.70**
Subordinate Lien (s) P&I \$ _____
Homeowner's Insurance \$ **140.83**
Supplemental Property Insurance \$ _____
Property Taxes \$ **249.17**
Mortgage Insurance \$ _____
Association/Project Dues (Condo, Co-Op, PUD) \$ _____
Other \$ _____

Total \$ **1,549.70**

Neg. Cash Flow (2nd Home/Inv Subject Property Only) \$ _____

All Other Monthly Payments Used in Qualifying \$ **495.00**

Total All Monthly Payments \$ **2,044.70**

Borrower Funds to Close

Required Verified Assets \$ **84,795.00**

No. of Months Reserves _____

Interested Party Contributions _____%

Homeownership Education Certificate in File

☐ Yes ☒ No

IV. Seller and Contact Information

Seller Name _____
Seller Address _____

Contact Name _____
Contact Title _____

Contact Phone Number _____

Seller No. _____
Seller Loan No. _____

Investor Loan No. _____

Freddie Mac Form 1077 12/18

Fannie Mae Form 1008 12/18
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