

PROJECTION OF VARIABLE PAYMENT WORKSHEET

This worksheet is provided to show the variable payments that may be required of this loan.

Current Rate _____% Current Payment \$_____

1st Adjustment _____% Payment \$_____

2nd Adjustment _____% Payment \$_____

3rd Adjustment _____% Payment \$_____

Balloon Payment \$_____

(Loan Applicant's Signature)

(Date)

30 DAY DELINQUENCY NOTICE

Borrower: _____ Last Payment Due Date: _____

 _____ Last Payment Received On: _____
Account #: _____ Loan Balance: _____

YOUR LOAN IS OR WAS MORE THAN 30 DAYS PAST DUE. YOU MAY BE EXPERIENCING FINANCIAL DIFFICULTY. IT MAY BE IN YOUR BEST INTEREST TO SEEK APPROVED CONSUMER CREDIT COUNSELING. A LIST OF APPROVED COUNSELORS MAY BE OBTAINED FROM THE DIVISION OF FINANCIAL INSTITUTIONS AT 1-888-298-8089.

NOTICE

MORTGAGE AWARENESS PROGRAM

YOU ARE APPLYING FOR A LOAN FOR WHICH THE ILLINOIS DEPARTMENT OF FINANCIAL INSTITUTIONS PROVIDES A COUNSELING AND EDUCATIONAL PROGRAM, KNOWN AS THE MORTGAGE AWARENESS PROGRAM. YOU HAVE THE RIGHT TO PARTICIPATE IN THIS PROGRAM PRIOR TO SIGNING FOR THIS LOAN.

YOU CAN OBTAIN INFORMATION REGARDING THE MORTGAGE AWARENESS PROGRAM FROM THE **ILLINOIS DIVISION OF FINANCIAL INSTITUTIONS BY TELEPHONING 1-888-298-8089.**

(Loan Applicant's Signature)

(DATE)

WAIVER OF PARTICIPATION
IN
MORTGAGE AWARENESS PROGRAM

ON _____, I WAS PROVIDED WRITTEN NOTICE OF MY LEGAL RIGHT TO PARTICIPATE IN A COUNSELING AND EDUCATIONAL PROGRAM OFFERED BY THE ILLINOIS DIVISION OF FINANCIAL INSTITUTIONS, KNOWN AS THE MORTGAGE AWARENESS PROGRAM.

I ACKNOWLEDGE THAT AT LEAST TWO BUSINESS DAYS HAVE ELAPSED SINCE SAID NOTICE WAS GIVEN TO ME AND AT THIS TIME I AM WAIVING MY RIGHT TO PARTICIPATE IN THE MORTGAGE AWARENESS PROGRAM.

(Loan Applicant's Signature)

(DATE)

AVAILABLE FUNDS WORKSHEET

Worksheet:

Estimated Monthly Income: \$ _____

Estimated Monthly Expenses: \$ _____

Excess/ Deficit: \$ _____

Mortgage Ratio Worksheet (Part I):

Loan-To-Value Ratio: _____%

Income Ratio (Part II):

PITI to Gross Income: _____%

PITI= Principal, Interest, Taxes (property) and Insurance (homeowners)

Long-Term Debt Ratio (Part III):

Monthly Long Term Debt to Gross Income: _____%

$$50\% \times \$ \frac{\quad}{\text{(G.I.)}} = \$ \frac{\quad}{\text{(L.T.D.)}}$$

$$41\% \times \$ \frac{\quad}{\text{(G.I.)}} = \$ \frac{\quad}{\text{(L.T.D.)}}$$

$$36\% \times \$ \frac{\quad}{\text{(G.I.)}} = \$ \frac{\quad}{\text{(L.T.D.)}}$$

Note: Gross Income ("G.I.")
Long Term Debt ("L.T.D.")

NOTICE

OF

INDEPENDENT REVIEW

You have been approved for a loan for which you are legally entitled to obtain an independent review of the loan terms in order to determine the affordability of the loan.

This review is provided by the **Illinois Division of Financial Institutions** ("**DFI**"). For further information, you may contact DFI at **1-888-298-8089**.

CONTEMPLATED LOAN WITHDRAWAL NOTICE

I, _____, have decided that the proposed loan
(name of loan applicant)

is not in my best economic interest.

I have therefore decided to withdraw from the contemplated loan with no
financial penalty.

(Loan Applicant's Signature)

(Date)

(DFI Representative's Signature)

(Date)

RECEIPT OF WORKSHEETS

I, _____, acknowledge receipt of the following completed forms which
(Name of Loan Applicant)
have been explained to me by a representative of the Illinois Division of Financial Institutions
(DFI):

-ESTIMATED MONTHLY INCOME AND EXPENSES WORKSHEET

-BALANCE SHEET

-MORTGAGE RATIO WORKSHEETS

PART I: LOAN-TO-VALUE RATIO

PART II: INCOME RATIO

PART III: LONG TERM DEBT RATIO

-PROJECTION OF VARIABLE PAYMENT WORKSHEET

-AVAILABLE FUNDS WORKSHEET

(Loan Applicant's Signature)

(DFI Representative's Signature)

(Date)

(Date)

WORKSHEET

ESTIMATED MONTHLY INCOME AND EXPENSES

ESTIMATED MONTHLY INCOME:

- | | | |
|--|----------|----------|
| 1. Paychecks (Net/"Take Home") | \$ _____ | |
| 2. Interest/Dividends | _____ | |
| 3. Social Security/Pension | _____ | |
| 4. Alimony/Child Support | _____ | |
| 5. Other | _____ | |
| 6. Total Estimated Monthly Income | | \$ _____ |
| (Add lines 1 through 5) | | |

ESTIMATED MONTHLY EXPENSES:

- | | | |
|---|----------|----------|
| 7. Mortgages/Rent | \$ _____ | |
| 8. Homeowner's/Renter's Insurance | _____ | |
| 9. Real Estate Taxes | _____ | |
| 10. Water & Sewer | _____ | |
| 11. House Repairs | _____ | |
| 12. Groceries | _____ | |
| 13. Telephone | _____ | |
| 14. Gas (House) | _____ | |
| 15. Electric | _____ | |
| 16. Credit Cards | _____ | |
| 17. Car Payments | _____ | |
| 18. Car Insurance | _____ | |
| 19. Licenses (Car) | _____ | |
| 20. Gas (Car) | _____ | |
| 21. Car Repairs/Maintenance | _____ | |
| 22. Clothing | _____ | |
| 23. Medical/Dental | _____ | |
| 24. Medical Insurance | _____ | |
| 25. Prescriptions | _____ | |
| 26. Loan Payments | _____ | |
| (Not included in Line 7 or 17) | | |
| 27. Tuition | _____ | |
| 28. Contributions | _____ | |
| 29. Cellular Telephone | _____ | |
| 30. Pager | _____ | |
| 31. Recreation/Vacation | _____ | |
| 32. Other Insurance (Life, etc.) | _____ | |
| 33. Income Taxes | _____ | |
| 34. Alimony/Child Support | _____ | |
| 35. Transportation | _____ | |
| 36. Miscellaneous | _____ | |
| 37. Other | _____ | |
| 38. Total Estimated Monthly Expenses | | \$ _____ |
| (Add lines 7 through 37) | | |
| 39. *Excess/Deficit | | \$ _____ |
| (Subtract Line 38 from Line 6) | | |

***If Line 38 is greater than Line 6, your estimated monthly expenses exceed your estimated monthly income.**

(Loan Applicant's Signature)

(Date)

BALANCE SHEET

AS OF _____

ASSETS:

Cash/Cash Equivalents:

1. Checking Accounts _____
2. Savings Accounts _____
3. Money Market Accounts _____
4. Short-Term CD's (3 mos. or less) _____

Invested Assets:

5. Bonds _____
6. Mutual Funds _____
7. Stock _____
8. Gold _____
9. Gems and Precious Metals _____
10. Collectibles _____
11. Investment Real Estate _____
12. Fine Art _____
13. Vested Pension Benefits _____
14. Long-Term CD's (over 3 mos.) _____
15. IRA + 401K _____
16. Life Insurance Cash Value _____

Use Assets:

17. Real Estate _____
18. Automobiles _____
19. Boats _____
20. Home Furnishings _____
21. Clothes _____
22. Jewelry _____

Other:

23. _____
24. _____

25. **Total Assets:** _____
(Add lines 1-24)

LIABILITIES:

Long-Term:

- 26. Mortgage _____
- 27. Car Loans (12 months and over) _____
- 28. Loans Payable (12 mos. and over) _____
- 29. _____
- 30. _____
- 31. _____
- 32. _____

Short-Term:

- 33. Car Loans (less than 12 mos.) _____
- 34. Loans Payable _____
- 35. Student Loans _____
- 36. _____
- 37. _____
- 38. _____
- 39. _____

- 40. **TOTAL LIABILITIES** _____
(Add lines 26-39)
- 41. **NET WORTH** _____
(Subtract line 40 from line 25)
- 42. **TOTAL LIABILITIES AND NET WORTH** _____
(Add lines 40 and 41)

(Loan Applicant's Signature)

(Date)

MORTGAGE RATIO WORKSHEET

Part I

LOAN-TO-VALUE RATIO

1. Mortgage Amount(s) \$ _____

2. Appraised Value \$ _____

3. Line 1 divided by Line 2 _____

Note: This is the Percentage of the purchase price/appraised value of your home that will be allocated to your total mortgage. A percentage rate over 80% may result in you incurring additional costs.

Part II

INCOME RATIO

MONTHLY HOUSING EXPENSES:

1. Principal and Interest Payment \$ _____
2. Homeowner's Insurance _____
3. Real Estate Tax _____
4. Mortgage Insurance Premium _____
5. Homeowner's Assoc. Fee _____
6. Ground Rents _____
7. Payments on Existing or Proposed
2nd Mortgage _____
8. Total Housing Expense
(Add lines 1 through 7) \$ _____

MONTHLY GROSS INCOME:

9. Gross Salary \$ _____
10. Dividends/Interest _____
11. Social Security/Pension _____
12. Alimony/Child Support _____
13. Other _____
14. Total Gross Income \$ _____
15. Divide Line 8 by Line 14 _____

Note: This is the percentage of your gross monthly income that will be allocated to your mortgage expenses.

Part III

LONG-TERM DEBT RATIO

MONTHLY EXPENSES:

1. Total Housing Expense (Part II, Line 8) \$ _____
2. Credit Cards _____
3. Car Payments _____
4. Loans _____
(Not Included on Line 1 or Line 3)
5. Alimony/Child Support _____

6. Total Expenses \$ _____
(Lines 1 through 5)

MONTHLY INCOME:

7. Total Gross Income \$ _____
(Part II, Line 14)
8. Divide Line 6 by Line 7 _____

Note: This is the percentage of your gross monthly income that will be allocated to your mortgage expenses and other debt that you pay on a monthly basis.

(Loan Applicant's Signature)

(Date)