



CASCADE

Serving *The American Dream* Through Affordable Home Ownership



Prequalification Notice

Date: June 25, 2020

Loan Number: XXXXXX

Difference of \$28,793 = Lender Proceeds

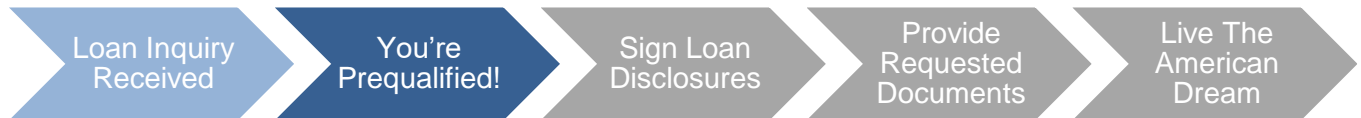
Borrower(s): XXXXX XXXXXXXX

Retailer: HOME NATION (COCOA)

Loan Program: **VA 1x** =VA Construction Loan

Estimated Loan Terms			
Monthly Payment		Net to Seller for Home, Land, & Improvements	
Principal and Interest	\$1,397.16	Home & Improvements	\$178,507.00
Plus: Taxes	188.00	Plus: Land (Price or Payoff)	\$88,500.00
Plus: Insurance	150.00	Total	\$267,007.00
Plus: Mortgage Ins		Home Type	
Total Monthly Payment	\$1,735.16	Manufactured	
Interest Rate & Loan Duration		Cash to Close	
Interest Rate	3.875%	\$850.00 *	
Rate Type	Fixed	Loan Amount	
Annual Percentage Rate	3.960%	\$295,800.00	
Loan Term (Months)	360		

*A lower down payment may be available. Contact your Loan Officer to discuss all options.



We would **Love to Serve** you as you pursue the **American Dream** of **Affordable Home Ownership!**

Next Step:

- ✓ Simply contact your Cascade Loan Officer below to let us know that you are ready to live the dream. – OR–
- ✓ Email or fax one or more of the items needed on the attached page and we will know that you are ready to roll!

Primary Contact

Jason Thompson
 Regional Manager
 NMLS # 939210
 Phone: 480-812-3204
 Email: jason@cascadeloans.com
 Fax: 480-539-4915

Secondary Contact

Dustin Brudnicki
 Director
 NMLS # 212797
 Phone: 512-270-6620
 Email: dustin@cascadeloans.com
 Fax: 512-523-9057

2701 E. Ryan Road, Suite 150, Chandler, AZ 85286 | Phone: 877-869-7082 | Fax: 480-539-4915

* Disclaimer: Interest rates may vary based on loan amount. This conditional loan prequalification is presented as an estimate only and is not a loan commitment or a guarantee of qualification. Figures presented are based solely on estimates available at the time of preparation. Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan. This conditional prequalification expires 90 days following issuance. NMLS # 89599

Current Needs Checklist



6/25/2020

Borrower Name: XXXXXXXXX
Loan Number: XXXXXXXXXX
Loan Program: VA 1x

Borrower Items Needed

- Provide legal separation documents or provide divorce decree. If there are none, and your divorce won't be final before closing the application will need to be marked married. The title company may require your spouse to sign some none purchasing spouse documents.
- Land contract references two addendums but they are not included. Please have your realtor send the FHA/VA Financing and Sale of Buyers property addendum
- ***Additional conditions may be required once Underwriting decision is issued. Loans are submitted to underwriting after the appraisals are received..

Builder Items Needed

- The Appraisal Coordinator will send out a separate needs list to the dealership with a list of items to order the appraisal. Once the appraisal is ordered I will provide an updated needs list for underwriting/closing conditions.

Items to Be Obtained by Cascade

- Verification of Employment
- Satisfactory preliminary title report must be obtained by Cascade - ordered
- Cascade to obtain a satisfactory appraisal -ordered
- Cascade to obtain verifiable 911 address for subject property or written confirmation from local jurisdiction stating why address cannot be assigned
- Survey quote (to include initial, final and elevation cert)
- survey and elevation cert
- Credit supp to confirm which mortgages tied to his previous address (add for Aimee)
-
- DEALER ITEMS
- Confirm home/improvement net
- Sign the LOI
- Sign remove and replace disclosure
- Complete, sign and date Plot plan - draw location of home, and major improvements (well, septic, drain field, driveway, etc)
- Sign the multiple APN disclosure
- Provide insurance quote (may need to include builders risk)
- Provide proof of open lot policy that covers the home from the time it is delivered to the property through when the borrower receives his keys OR will need seperate builders risk policy to be paid through closing
- Provide preferred surveyor name for quote
- Provide receipts for any deposits in house
- Final home contract - to follow
- Net proceeds - to follow
- Review, sign and date the builder cert and survey disclosure ? to follow
- Sign and date flood plan disclosure (property is in a flood zone) -to follow
- Sign and date the Potable water cert (if applicable) ? to follow

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I am committed to helping you close your loan ASAP. Please email or fax the outstanding items above directly to me. My goal is to respond with an update on the conditions you have submitted in less than 24 hours. Please don't hesitate to call with any questions.

Thank You,

Email:

Phone:

Fax:

Conditions Already Cleared

- 6/11/2020 1:08:39 PM::Flood Certification;
- 6/11/2020 1:16:17 PM::Copy of Driver's License;
- 6/11/2020 1:16:17 PM::Copy of Social Security card;
- 6/11/2020 1:16:17 PM::Two most recent bank statements(all pages) supporting funds needed to close;
- 6/11/2020 1:58:09 PM::Most recent two years W2's and Tax Returns confirming a satisfactory 24 month work history;
- 6/11/2020 1:58:09 PM::Most recent paystub ;
- 6/15/2020 4:56:24 AM::Was XXXXXXXXX tied to the Community First CU mortgage and the Homepoint Mortgage that was just paid in April 2020? - yes and both mortgages were tied to property and paid off;



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