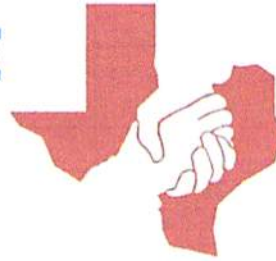


TEXAS PRIDE LENDING

Because Texas is home.



PROOF OF INCOME DOCUMENT CHECKLIST

APPLY NOW @ www.TexasPrideLending.com

Lista para los Comprobantes de su Ingresos

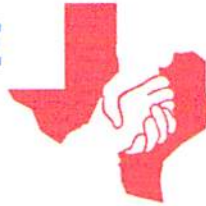
ITEMS NEEDED (WITH PAYSTUBS)	ITEMS NEEDED IF SELF-EMPLOYED (WITHOUT PAYSTUBS) <i>Si No Tienen Talones de Cheques</i>
<input type="checkbox"/> 2 Most Current PAYSTUBS <i>Talones de cheque</i>	<input type="checkbox"/> 6 MONTH - BUSINESS ACCOUNT <i>Seis meses de su cuenta de negocios</i>
<input type="checkbox"/> 2 MO. BANK STATEMENTS <i>Dos meses de su estados de cuenta</i>	<input type="checkbox"/> 6 MONTH - PERSONAL ACCOUNT <i>Seis meses de su cuenta personal</i>
<input type="checkbox"/> 2020/2019 TAX RETURNS (all pages) <i>Declaraciones de impuestos de 2020/2019</i>	<input type="checkbox"/> 2020/2019 TAX RETURNS (all pages) <i>Declaraciones de impuestos de 2020/2019</i>
<input type="checkbox"/> 2020/2019 W2's (or) 1099's <i>Impuestos de 2020 y 2019</i>	<input type="checkbox"/> 2020/2019 W2's (or) 1099's <i>Impuestos de 2020 y 2019</i>
<input type="checkbox"/> DRIVER'S LICENSE or PASSPORT <i>Identificación</i>	<input type="checkbox"/> DRIVER'S LICENSE or PASSPORT <i>Identificación</i>
<input type="checkbox"/> SOCIAL SECURITY CARD or ITIN # <i>Numero social o carta de ITIN</i>	<input type="checkbox"/> SOCIAL SECURITY CARD or ITIN # <i>Numero social o carta de ITIN</i>
<input type="checkbox"/> \$550.00 APPLICATION FEE <i>Para la aplicacion</i>	<input type="checkbox"/> \$550.00 APPLICATION FEE <i>Para la aplicacion</i>

**AFTER YOU HAVE RECEIVED AND REVIEWED THE LOAN ESTIMATE
AND YOU CHOOSE TO PROCEED WITH THE LOAN
THE PROCESSING FEE WILL BE DUE.**
The \$550 upfront fee is only charged upon approval.

PROOF OF INCOME is needed to determine the ability to repay the loan. This is to comply with the new lending laws that require we verify that you are able to afford the payments on your new home. If you have any questions, please do not hesitate to call. Looking forward to working with you!

Mail@TexasPrideLending.com
800-515-0445

14114 DALLAS PKWY SUITE #160 DALLAS, TX 75254 * FAX # 972-346-6809 * Toll-Free (800) 515-0445



OWNER FINANCE LOAN APPLICATION

Congratulations on Your HOME Purchase! Read below the loan processing steps to guide you:

1. Apply for your Owner Financed Loan by completing one (1) of the following:
 - a. On paper
 - b. Over the phone 800-515-0445
 - c. Or online www.TexasPrideLending.com

2. Receive and Sign your Application and Loan Disclosures via DocuSign (by E-Mail)
 - a. Home Loan Application
 - b. Loan Estimate
 - c. Intent to Proceed
 - d. Credit Score Disclosure

3. You will then need to provide **proof of income:**
 1. One full month's paystub for each employed person
 2. 2 month's bank statements (all pages)
 3. 2020 /2019 tax returns with 2020 W2 or 1099
 4. Photo ID or Passport
 5. SS Card or ITIN letter

4. Processing of your application:
 - a. Loan processor will analyze your proof of income to determine the ability to repay the loan
 - b. We will pull your credit to consider your current liabilities (we do not look at credit score)
 - c. We will verify your employment
 - d. And any other information required by the lender

5. Underwriting:
 - a. Your Seller/Lender will be sent the entire package for an underwriting decision. The Seller/Lender will Accept, Deny or Counter your loan request
 - b. Once the Seller/Lender has made a decision we will get the closing process started

6. Closing:
 - a. You will receive a Final Loan Estimate with the amount needed for closing
 - b. We will call you to schedule your closing with a Mobile Notary
 - c. Wire instructions will be sent to you to wire the funds needed for closing (Funds need to be received 1 day in advance)

7. Final step:
 - a. SIGN, Get the KEYS, Move in!

Guidelines for Owner Finance Applicants

Applicants must apply through lender's Residential Mortgage Loan Originator. The RMLO request and assembles all the required buyers financial information, credit, debts and provides the data to the lender for final review. The lender makes the final decision. This process keeps everyone compliant with the mortgage regulations and extension of credit laws.

Applicants must have:

- Applicant must be currently employed with acceptable steady income
- Must have a 10%-15% down payment
- No federal or state tax liens and no rental evictions in last 2 years
- Credit Score does not apply

Buyer must provide proof of down payment and closing funds with the RMLO application.

Normal Debt To Income ratio should be 46% or less.

Taxes and insurance must be escrowed in your payment.

Buyer pays for an acceptable one-year insurance policy at or before closing.

Buyer must obtain and maintain a Flood Insurance policy if property lies in a flood zone.

Buyer pays 2 months reserves of taxes and insurance.

Earnest money is 1%-3%, depending on the sales price with the balance of the down payment due upon loan approval, paid as option money. Closing documents will not be ordered until paid.

Lender retains loan servicing from a licensed and bonded loan servicing company. These companies collect the payments, pay the taxes and insurance premiums when due and provide you with the proper accounting at the end of year. Buyer is responsible for the monthly fee.

No prepayment penalty and No balloon payment terms.

Guidelines may be revised at any time for any reason.