



BUSINESS-PURPOSE LOAN APPLICATION AND FEE AGREEMENT

(NOTE: THIS DOCUMENT IS PART OF THE ATTACHED FORM 1003 LOAN APPLICATION)

1. Terms Of The Requested Loan: The undersigned, hereinafter "Borrower," hereby requests that Advanced Investment Corp., an Oregon corporation, hereinafter "AIC," provide Borrower with a real estate loan substantially with the terms which follow:

Total loan amount: \$ Term of this loan:
Interest rate: % per annum Balloon payment: \$
Monthly Payment: \$ This loan DOES DOESN'T have a prepayment penalty.
Loan Fee to AIC: % of total loan amount. BORROWER REPRESENTS TO AIC THAT THIS LOAN IS SPECIFICALLY FOR THE BUSINESS PURPOSES OF BORROWER AND THAT THIS IS NOT A LOAN PRIMARILY FOR PERSONAL, FAMILY OR HOUSEHOLD USE.
Other Loan Fee: % of total loan amount.
Total Loan Fees: % of total loan amount.
Address of property securing this loan: Other terms of this loan:

2. Warranty Of Title: Borrower hereby covenants and agrees that Borrower is the fee simple owner of the property proposed as security for the requested loan and has the requisite authority to grant a trust deed or other proper instruments concerning the property.

3. Exclusive Right: Borrower grants to AIC an exclusive right to secure the requested loan for a period thirty (30) days from the date of this Loan Application and Fee Agreement, with the understanding that such period shall be extended automatically to accommodate any delay brought about by factors or complications arising from issues related to Borrower.

4. Responsibility For Damages: Borrower agrees to pay to AIC as liquidated damages an amount equal to the full loan fees described above in addition to any out-of-pocket expenses incurred by AIC in conjunction with its good-faith efforts to secure the requested loan, including, but not limited to, the costs of title insurance, appraisal, credit report, attorney fees, and document preparation and review costs, in each of the following events: (a) AIC is unable to consummate the loan due to the fact that Borrower is not the fee simple owner of the property proposed as security for the requested loan; (b) the loan application or the loan is placed by a source other than AIC during the exclusive 30-day period granted to AIC; or (c) AIC provides the requested loan and Borrower for any reason unilaterally does not complete this proposed transaction.

5. Costs: Borrower is responsible for all costs required to process this loan, including but not limited to title insurance, recording fees, credit report costs, appraisal fees, attorney fees, document preparation and review costs, etc.

7. Funding/Declination: Borrower understands and agrees that no funds shall be disbursed until such time as final recording of the financing documents has been performed to the satisfaction of AIC. Borrower also understands that AIC is not the lender in this transaction and will act as a broker, giving Borrower its best efforts to secure funding from a private Investor or other funding source. If AIC declines this loan request, Borrower agrees to hold AIC harmless from such declination.

8. Presentation Of Information To Others: Borrower shall submit all documents requested by AIC and shall hold AIC harmless in presenting any submitted documents or information relative to this loan request to a potential investor, employer, co-worker or other funding source. Borrower understands and agrees that AIC intends to present information presented by Borrower or authorized hereunder by Borrower to be obtained by AIC for the purpose of presenting such information to potential investors or other funding sources in the course of procuring the requested loan.

9. Borrower Representations: Borrower completely agrees with this document's contents and the contents of the loan application attached hereto and declares that the credit and financial representations made herewith are true, correct, accurate and complete to the best of his knowledge and belief, and that they are submitted for the purpose of procuring credit through AIC. Borrower has no other obligations at this time other than those disclosed on the attached financial statement. It is understood that upon presentation, this application becomes the property of AIC. Borrower also certifies that the undersigned is eighteen years of age or older. Borrower authorizes AIC or its designated agents to disburse the proceeds of this loan. Borrower hereby authorizes any financial institution, any business organization or any individual to release credit information concerning himself to AIC. This authorization is given to AIC to enable prompt and fair evaluation of this loan request. In order to facilitate possible future requests for credit information through AIC or any other creditors, Borrower further authorizes AIC to disclose factual information regarding his record of payments on loans.

10. Borrower Authorization To Release Information: Borrower hereby authorizes AIC, its agents, representatives, assigns and Lenders, to ask for any credit, financial or employment information AIC may deem to be required or necessary in placing the requested loan. Borrower hereby authorizes

any creditor or employer, past or present, to supply to AIC, its agents, representatives or lenders, factual information concerning Borrower. Necessary credit information may include, but is not limited to, deposits held in checking, savings, time certificates, share account, IRA accounts, investment accounts and/or money market accounts. Additionally, credit information required may include, but is not limited to, mortgage balances and payment histories, consumer credit balances and payment histories, rental histories, and general-nature financial circumstances such as issues of bankruptcy, divorce, receivership, judgments or other liens. A photographic copy of this authorization and the undersigned signatures may be deemed equivalent to the original and may be used as a duplicate original.

11. **Property Taxes and Insurance:** The undersigned understands that (a) property taxes on the subject property are to be paid in full on closing of the requested loan. It is Borrower's sole responsibility to pay when due and before any portion may become delinquent all property taxes affecting the subject property; failure to do so will constitute a default under the proposed loan; and (b) it is also Borrower's responsibility to provide evidence that any insurable improvements on the subject property are to be insured to their full value; failure to provide proof of insurance coverage, where applicable, will constitute a default under the proposed loan.

12. **Loan Documents:** Borrower understands that the requested loan will be evidenced by certain documents including a minimum of a promissory note and a security instrument; Borrower understands that these documents may contain many covenants and conditions, including a late charge in the amount of five percent of any payment made more than fifteen days after it is due, and that a default in the loan continuing after notice is given will increase the interest rate five percent per annum until the first day of the month following the date the default is cured in the case of certain loans. Borrower understands that the final and complete loan documents will supersede any earlier understanding of the terms of the requested loan.

13. **Attorney Fees:** In the event that this matter is referred to an attorney for collection, Borrower promises and agrees to pay the reasonable collection costs of AIC. If a suit or other action is filed hereon, Borrower also promises to pay AIC's reasonable attorney fees to be fixed by the trial court; if any appeal is taken from any decisions of the trial court, such further sum as may be fixed by the appellate court as AIC's reasonable attorney fees in the appellate court, including reasonable attorney fees to be incurred after judgment is obtained in collection of this matter.

14. **Context:** It is understood that if the context of this instrument so requires, the plural shall be taken to mean and include the singular, the masculine, the feminine and the neuter or vice versa.

15. **Representation:** Borrower acknowledges and affirms that AIC does not represent Borrower and is not acting on behalf of Borrower and that this loan application is not intended to constitute an agency agreement or relationship. In connection with this application, AIC may enter into separate relationships with various lenders and investors. While AIC seeks to assist Borrower in meeting Borrower's needs, AIC does not distribute the products of all lenders or investors in the market and cannot, therefore, guarantee the lowest price or best terms available in the market.

16. **Compensation:** The lenders and investors whose loan products AIC distributes generally provide their loan products to us at a wholesale rate. The retail price AIC offers Borrower, the interest rate, total points and fees, will include AIC's compensation. In some cases, AIC may be paid all of its compensation by either Borrower or the lender or investor. Alternatively, AIC may be paid a portion of our compensation by both Borrower and the lender or investor. For example, in some cases, if Borrower would rather pay a lower interest rate, Borrower may pay higher up-front points and fees. Also, in some cases, if Borrower would rather pay less up-front points and fees, Borrower may be able to pay some or all of AIC's compensation indirectly through a higher interest rate; in such case AIC may be paid directly by the lender or investor. AIC also may be paid by the lender or investor based on the value of the mortgage loan or related servicing rights in the market place or other services, goods or facilities performed or provided to the lender or investor by AIC.

**BORROWER REPRESENTS TO AIC THAT THIS LOAN IS SPECIFICALLY FOR THE BUSINESS PURPOSES OF BORROWER AND THAT THIS IS NOT A LOAN PRIMARILY FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES.**

Having read and understood the above terms and conditions, Borrower hereby affixes his signature, and by so doing requests and authorizes AIC to procure the requested loan. **THIS DOCUMENT IS PART OF THE ATTACHED FORM 1003 LOAN APPLICATION.**

Dated at \_\_\_\_\_, Oregon, on

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Co-Borrower

**ADVANCED INVESTMENT CORP.**

By: \_\_\_\_\_

**Narrative of bona fide business-purpose nature of the proposed loan:**

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Co-Borrower



# Borrowers' Certification and Authorization

## CERTIFICATION

The Undersigned certify the following:

1. I/We have applied for a mortgage loan through Advanced Investment Corp. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that Advanced Investment Corp reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

## AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern:

1. I/We have applied for a mortgage loan through Advanced Investment Corp. As part of the application process, Advanced Investment Corp and the mortgage guaranty insurer (if any), may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to Advanced Investment Corp and to any investor to whom Advanced Investment Corp may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.
3. Advanced Investment Corp or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

Borrower Signature

[Redacted Signature]

Co-Borrower Signature

[Redacted Signature]

SSN:

[Redacted SSN]

Date:

[Redacted Date]

SSN:

[Redacted SSN]

Date:

[Redacted Date]

## EQUAL CREDIT OPPORTUNITY ACT

APPLICATION NO: Not assigned

PROPERTY ADDRESS:



The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this company is the Office of the Comptroller of the Currency, Customer Assistance Group, 1301 McKinney Street, Suite 3710, Houston, Texas 77010

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

Having made this disclosure to you, we are permitted to inquire if any of the income shown on your application is derived from such a source and to consider the likelihood of consistent payment as we do with any income on which you are relying to qualify for the loan for which you are applying.

(Applicant) (Date)

(Applicant) (Date)

(Applicant) (Date)

(Applicant) (Date)

**FACTS****What Does Advanced Investment Corp Do With Your Personal Information?**

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also required us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> <li>• Social Security Number</li> </ul>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Advanced Investment Corp chooses to share; and whether you can limit this sharing.


<b>Reasons we can share your personal information</b>	<b>Does Advanced Investment Corp share?</b>	<b>Can you limit this sharing?</b>
<b>For our everyday business purposes --</b> such as to process your transactions, maintain your account(s), responds to court orders and legal investigations, or report to credit bureaus	No	We Don't Share
<b>For our marketing purposes --</b> to offer our products and services to you	No	We Don't Share
<b>For joint marketing with other financial companies</b>	No	We Don't Share
<b>For our affiliates' everyday business purposes --</b> information about your transactions and experiences	No	We Don't Share
<b>For our affiliates' everyday business purposes --</b> information about your creditworthiness	No	We Don't Share
<b>For our affiliates to market to you</b>	No	We Don't Share
<b>For nonaffiliates to market to you</b>	No	We Don't Share


<b>Questions?</b>	
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\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Co-Borrower

<b>Who we are</b>	
<b>Who is providing this notice?</b>	Advanced Investment Corp. 380 Q Street, Suite 240 Springfield, OR 97477
<b>What we do</b>	
<b>How does Advanced Investment Corp protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
<b>How does Advanced Investment Corp collect my personal information?</b>	We collect your personal information, for example, when you provide AIC with a loan application, when AIC runs a credit report or AIC evaluates your application and property.
<b>Why can't I limit all sharing?</b>	Federal law gives you the right to limit only <ul style="list-style-type: none"> <li>• sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• affiliates from using your information to market to you</li> <li>• sharing for nonaffiliates to market to you</li> </ul> State Laws and individual companies may give you additional rights to limit sharing.
<b>Definitions</b>	
<b>Affiliates</b>	Companies related by common ownership or control. They can be financial and nonfinancial companies.
<b>Nonaffiliates</b>	Companies not related by common ownership or control. They can be financial and nonfinancial companies.
<b>Joint marketing</b>	A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

  
 Borrower

  
 Co-Borrower

# SERVICING DISCLOSURE STATEMENT

Originator: **Advanced Investment Corp**  
380 Q Street Suite #240  
Springfield, OR 97477

Date:

NOTICE TO FIRST LIEN MORTGAGE LOAN APPLICANTS: THE RIGHT TO COLLECT YOUR MORTGAGE LOAN PAYMENTS MAY BE TRANSFERRED.

You are applying for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. 2601 et seq.). RESPA gives you certain rights under Federal law. This statement describes whether the servicing for this loan may be transferred to a different loan servicer.

"Servicing" refers to collecting your principal, interest, and escrow payments, if any, as well as sending any monthly or annual statements, tracking account balances, and handling other aspects of your loan. You will be given advance notice before a transfer occurs.

- We may assign, sell or transfer the servicing of your loan while the loan is outstanding.
- We do not service mortgage loans of the type for which you applied. We intend to assign, sell, or transfer the servicing of your mortgage loan before the first payment is due.
- The loan for which you have applied will be serviced at this financial institution and we do not intend to sell, transfer, or assign the servicing of the loan.

### Acknowledgment of Mortgage Loan Applicant(s)

I/We have read and understood the disclosure, and understand that the disclosure is a required part of the mortgage application as evidenced by my/our signature(s) below;

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Applicant	Date	Applicant	Date
<span style="background-color: yellow; display: inline-block; width: 100%; height: 20px;"></span>	<span style="background-color: yellow; display: inline-block; width: 100%; height: 20px;"></span>	<span style="background-color: yellow; display: inline-block; width: 100%; height: 20px;"></span>	<span style="background-color: yellow; display: inline-block; width: 100%; height: 20px;"></span>
Applicant	Date	Applicant	Date