



CENTRAL NATIONAL BANK

REAL ESTATE APPLICATION GUIDE

MAIN BANK **918-647-2233**
209 CLAYTON
POTEAU

POCOLA BRANCH **918-436-2471**
802 N. POCOLA BLVD

PANAMA BRANCH **918-963-4625**
CORNER OF
KENTUCKY & MAIN

STIGLER BRANCH **918-967-0700**
701 EAST MAIN

HEAVENER BRANCH **918-653-3088**
816 HWY 59 N

N BROADWAY BRANCH **918-647-2235**
1907 N. BROADWAY
POTEAU

WHEN YOU NEED A REAL ESTATE LOAN, CENTRAL NATIONAL BANK CAN HELP.

This convenient Checklist has been designed to help streamline the mortgage loan application process.

Following is a checklist of:

- (1) Items to bring with all applications
- (2) Items needed if you are self-employed
- (3) Items needed if you are building a new home

LOAN TO DEBT RATIO:

28% of gross income for house payment

38% of gross income for total monthly debt service

ALL LOAN APPLICANTS WILL NEED TO PROVIDE THIS INFORMATION AT THE LOAN APPLICATION:

- Name and address of employer(s) for past five years.
- Most recent payroll stubs—originals
- Name, address and telephone number of landlord(s) for past five years.
- Lender's name, address and account number on you present home.
- List of all debts—for each include:

Account number	Current Balance	Bank Address	Type of account
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- Copy of I.D. with photo (driver's license, etc)
- Copy of Social Security cards.
- Application fee for appraisal and credit report.
- Social Security or retirement income verification.
- Proof of disposition of present home, provide:

Listing contract, Offer and Acceptance or Closing Statement (HUD 1)

- Divorce decree and copy of child support registry.
- Tax returns for years _____, _____, _____
- _____

OWNER, SELLER OR AGENT SHOULD ALSO BRING:

- Real estate contract (offer and acceptance).
- Verified copy of legal description (deed-abstract).
- Correct address of property (even if rural)
- Amount of current taxes.
- A hazard insurance quote (homeowners).
- Lot size and date home was built.
- Address and telephone number of seller.
- Name and telephone number of occupant.
- Abstract location or copy of recent title policy.
- Present lender, account number and loan type.

ADDITIONAL DOCUMENTATION REQUIREMENTS FOR SELF-EMPLOYED INDIVIDUALS:

- The past three years' personal tax returns, signed.
- Profit and loss statement-year to date, prepared and signed by an accountant.
- Current balance sheet (financial statement) prepared and signed by an accountant.

AND IN ADDITION, if you are a principal stockholder in a corporation or a partner in a partnership, you will need:

- The past three years' tax returns for the corporation or partnership reports.
- Corporation profit and loss statement-year to date.
- Copy of corporation minutes authorizing salary.
- _____

SELF EMPLOYED SPECIAL REQUIREMENTS:

All tax returns must be signed by the taxpayer.

All balance sheets, profit and loss statements, and other financial documents must be prepared and signed by an accountant.

All financial data must be in detail, itemizing the individual liabilities, expenses, and income sources.

YOU ARE CONSIDERED TO BE SELF-EMPLOYED IF.....

No Federal withholding tax is deducted from your earnings **or** You are a principal stockholder in a corporation or a partner in a legal partnership, even if you are drawing a salary.

IF A REFINANCE, THE FOLLOWING ITEMS WOULD BE HELPFUL:

- Loan packet from previous loan closing.
- Most recent year-end statement from present lender.
- Copy of insurance policy.
- Termite policy.
- _____

PROPOSED CONSTRUCTION REQUIRED OR SUGGESTED EXHIBITS:

The following items will assist you in preparing to apply for proposed construction:

- SET OF PLANS, INCLUDING:
 - Materials description
 - Detailed contract between buyer and builder
 - Complete cost breakdown
 - Department of Health approval on proposed septic/well.
 - _____

**Nationwide Mortgage Licensing System
NMLS**

Loan Officer	Branch	MLO #
Alexander, Jacob Dustin (Dusty)	Heavener	446286
Allen, Joe Darrell	Heavener	446287
Anglen, Carla Wynne	Poteau	446288
Baker, Johnny Ray	Poteau	446289
Fenton, Christopher Douglas (Chris)	Poteau	446290
Goines, Debra Kay (Debbie)	Panama	446291
Hall, Randall Dustin	Poteau	446292
Hall, Ronald Lynn	Poteau	446293
Hendrix, Angela Lynn (Angie)	Stigler	446294
Keisman, Sherry Marie	Pocola	446295
Smith, Tracey Edward	Stigler	446297
Linda Sue Brown	Pocola	1440421
Tami Bush	Stigler	1440427

Disclosure Notices

Mortgage Loan Originator

The Central National Bank of Poteau, Inc.
209 Clayton Ave
Poteau, OK 74953-3903

Mortgage Loan Originator License #: 421681

Occupancy

Affidavit of Occupancy

The Applicant(s) hereby certify and acknowledge that, upon taking title to the real property described above, their occupancy status will be as follows:

Primary Residence - Occupied by Applicant(s) within 60 days of closing.

The Applicant(s) acknowledge it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning this loan application as applicable under the provisions of Title 18, United States Code, Section 1014.

Borrower

Borrower

Date

FCRA

Fair Credit Reporting Act

An investigation will be made as to the credit standing of all individuals seeking credit in this application. The nature and scope of any investigation will be furnished to you upon written request made within a reasonable period of time. In the event of denied credit due to an unfavorable consumer report, you will be advised of the identity of the Consumer Reporting Agency making such report and of right to request within sixty (60) days the reason for the adverse action, pursuant to provisions of Section 615(b) of the Fair Credit Reporting Act. You have the right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency if an adverse action is taken on your loan application. Under Section 612 of the Fair Credit Reporting Act you have the right to obtain within 60 days of an adverse action a free copy of the report from the consumer reporting agency. You also have the right to dispute the accuracy or completeness of any information in a consumer credit report furnished by the consumer credit reporting agency.

ECOA

Equal Credit Opportunity Act

The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on a 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 creditor is:

OCC
1301 McKinney Street, Suite 3450, Houston, TX 77010-9050

Borrower Certification and Authorization

Lender

The Central National Bank of Poteau, Inc.
209 Clayton Ave
Poteau, OK 74953-3903

Certification

The undersigned certify the following:

“I” (Borrower) have applied for a mortgage loan from “Lender” (The Central National Bank of Poteau, Inc.). In applying for the loan, I completed a loan application containing information which may include the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I certify that all of the information is true and complete. I made no misrepresentations in the loan application or other documents, nor did I omit any pertinent information.

I understand and agree that Lender reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution. I 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:

I have applied for a mortgage loan from “Lender” (The Central National Bank of Poteau, Inc.). As part of the application process, Lender may verify information contained in my 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.

I authorize you to provide to Lender, and to any investor to whom Lender 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.

Lender or any investor that purchases the mortgage may address this authorization to any party named in the loan application or disclosed by any consumer credit reporting agency or similar source.

A copy of this authorization may be accepted as an original.

Your prompt reply to Lender or the investor that purchased the mortgage is appreciated.

Notice to Borrowers

This is a notice to you as required by the *Right to Financial Privacy Act of 1978* that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

Borrower

Borrower

Date

Right to Receive a Copy of Appraisal Report

Lender

The Central National Bank of Poteau, Inc.
209 Clayton Ave
Poteau, OK 74953-3903

“We” means Lender. “You” means Borrower or Cosigner.

Right to Receive Copy

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

Acknowledgment

By signing below, you acknowledge that you have received this *Disclosure*.

Borrower

Date

Right to Receive a Copy of Appraisal Report

Lender

The Central National Bank of Poteau, Inc.
209 Clayton Ave
Poteau, OK 74953-3903

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Acknowledgment

By signing below, you acknowledge that you have received this *Disclosure*.

Borrower

Date

Hold Harmless Agreement

Survey and Inspections

Lender

The Central National Bank of Poteau, Inc.
209 Clayton Ave
Poteau, OK 74953-3903

Property Survey

Lender will not require a survey on the Property, as long as the Lender's Title Policy will provide coverage without exceptions as to the facts which would be disclosed by a comprehensive survey.

Pest Inspection (Termites or Other Wood Destroying Insects)

Lender requires a pest inspection.

A soil treatment report is required (for new construction).

Private Water and Septic Systems Inspection

This section applies if the Property has a private water and septic system.

Lender requires an inspection of the private water and septic systems.

Hold Harmless Agreement

Lender makes no warranties or representations as to conditions of the property that a survey, pest inspection, private water and septic systems inspection, or other inspection listed above could have revealed. In consideration of Lender making a loan to you, you agree to indemnify and hold harmless Lender from any liability, expense, or cause of action arising from Lender's decision not to require a survey or inspections. You have the option to have a survey or inspections performed at your own cost. You may wish to do so to understand the condition of the property and to protect your investment.

Signatures

By signing below, you agree to the terms contained in this Hold Harmless Agreement.

Borrower

Borrower

Date

Notice to Home Loan Applicant

In connection with your application for a home loan, the lender must disclose to you the score that a consumer reporting agency distributed to users and the lender used in connection with your home loan, and the key factors affecting your credit scores.

The credit score is a computer generated summary calculated at the time of the request and based on information that a consumer reporting agency or lender has on file. The scores are based on data about your credit history and payment patterns. Credit scores are important because they are used to assist the lender in determining whether you will obtain a loan. They may also be used to determine what interest rate you may be offered on the mortgage. Credit scores can change over time, depending on your conduct, how your credit history and payment patterns change, and how credit scoring technologies change.

Because the score is based on information in your credit history, it is very important that you review the credit related information that is being furnished to make sure it is accurate. Credit records may vary from one company to another.

If you have questions about your credit score or the credit information that is furnished to you, contact the consumer reporting agency at the address and telephone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The consumer reporting agency plays no part in the decision to take any action on the loan application and is unable to provide you with specific reasons for the decision on a loan application.

If you have questions concerning the terms of the loan, contact the lender.

TransUnion Consumer Relations

PO Box 1000
Chester, PA 19022
(800) 916-8800
www.tranunion.com/myoptions

Kroll Factual Data

5200 Hahns Peak Drive
Loveland, CO 80538
(800) 929-2712
www.krollfactualdala.com

Adjustable Rate Mortgage Program Disclosure

4/3 Adjustable Rate

Lender

The Central National Bank of Poteau, Inc.
209 Clayton Ave
Poteau, OK 74953-3903

This disclosure describes the features of the Adjustable Rate Mortgage (“ARM”) program you are considering.

- This loan program has an adjustable rate feature. This means that your interest rate and payment amount can change.

How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index plus a margin, rounded to the nearest .125 percent.
- Your monthly payment will be based on the interest rate, loan balance, and remaining loan term.
- Your payment will be rounded to the nearest \$0.01.
- Your interest rate will be based on the auction average of short term U.S. government bills with a 26 week maturity (26 Week T-Bill Rate) plus our margin, rounded to the nearest .125 percent. Ask us for our current interest rate and margin.
- Information about the index is published daily in the Wall Street Journal.
- Your interest rate will be based on an index plus a margin, rounded to the nearest .125 percent, unless your interest rate "caps" limit the amount of change in the interest rate.

Note: If the index for your adjustable rate mortgage is no longer available, the Lender will choose a new index which is based on comparable information.

How Your Interest Rate Can Change

- Your interest rate can change every 36 months, after remaining fixed for 48 months.
- Your interest rate cannot increase or decrease more than 1.5 percentage point(s) at each adjustment.
- Your interest rate will never be greater than 7.97 percent.
- Your interest rate will never be less than 4.97 percent.

How Your Payment Can Change

- Your payment can change every 36 payment(s) based on changes in the interest rate after remaining fixed for 48 payment(s).
- Your monthly payment may increase or decrease substantially based on changes in the interest rate.
- You will be notified in writing at least 210 days, but no more than 240 days, before the first payment at the adjusted level is due after the initial interest rate adjustment of the loan. This notice will contain information about your interest rate, payment amount, and loan balance.
- You will be notified in writing at least 60 days but no more than 120 days before the due date of a payment at a new level resulting from a change in the interest rate. This notice will contain information about your interest rates, payment amount, and loan balance.
- For example, on a \$10,000 120-month loan with an initial interest rate of 4.97% in effect January 2015, the maximum amount that the interest rate can attain under this program is 7.97%, and the monthly payment can rise from an initial payment of \$105.92 to a maximum of \$113.03 in month 85 (7 year(s), 1 month(s)). This example is based on a periodic cap of 1.5 percentage point(s) and a lifetime cap of 7.97 percent. To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000 would be: $\$60,000 / \$10,000 = 6$; $6 \times \$105.92 = \635.52 per month).

This is not a commitment to make a loan.

You hereby acknowledge receipt of this ARM Program Disclosure and a copy of the Consumer Handbook on Adjustable Rate Mortgages on today's date.

Borrower

Date

Borrower

Date

Written List of Providers

Lender

The Central National Bank of Poteau, Inc.

209 Clayton Ave

Poteau, OK 74953-3903

Additional Details for Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service Provider List	You can select these providers or shop for your own providers.		
Service	Estimate	Provider We Identified	Contact Information
Pest Inspection	\$125.00	Pest Pros	Pest Pros 114 N. Witte Poteau, OK 74953-3924 918-647-0720
Pest Inspection	\$150.00	Allstate Termite & Pest Solutions	Allstate Termite & Pest Solutions 26021 Allstate Ave Shady Point, OK 74956 918-647-5005
Pest Inspection	\$125.00	Allstate Pest Control-Stigler only	Allstate Pest Control-Stigler only 10347 W Hwy 9-PO Box 492 Stigler, OK 74462 918-967-4902
Pest Inspection	\$75.00	RMR Pest Services-Stigler Only	RMR Pest Services-Stigler only 1205 NW 3 rd – PO Box 267 Stigler, OK 74462 918-967-9311

Written List of Providers Addendum

Please choose one of the following:

I would like for CNB to choose the service providers that apply to my loan for me.

I would like for CNB to use the following service providers if they apply to my loan:

I would like to do additional shopping for my service providers. (If you choose this option please let CNB know whom you have chosen a.s.a.p.)