

Broker Submission Checklist - Purchase

Broker Company _____ Broker Address _____ Broker City, State ZIP _____ Broker E-Mail _____ Broker Tax ID#: _____ Borrower(s): _____ _____ Property Address: _____ _____ Loan Purpose: _____ Requested Loan Amt: _____ NPL-BPO: _____ Appraised Value: _____ Maximum Loan Amt: _____ (includes all fees to You & NewPoint)	Contact Person: _____ Broker Phone: _____ Broker Cell #: _____ Broker Fax: _____ Broker License #: _____ <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Circle One on Each Line:</p> <p style="text-align: center;">Primary Residence * Investment Property</p> <p style="text-align: center;">Single Family * 2-4 Unit * Condo/Townhouse</p> <p style="text-align: center;">Refinance * Purchase</p> <p style="text-align: center;">Hourly/Salaried Employee * Self Employed</p> </div>
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**** NewPoint Lending Disclosure Forms can be obtained from our website ****
www.newpointlending.com – Broker Tab – Full Loan Package

Please Note: An Escrow Account is a Requirement

Submit the following items and you have qualified to earn a 1% referral fee (paid upon funding) we will do the rest.

- _____ E-Mail Calyx/Point Prospect/Borrower File to: jkarabin@newpointlending.com
Office 303-741-6161 x236 Fax 303-479-9237
- _____ **Original Loan Application (1003) signed by all borrowers & Broker**
- _____ **Executed NewPoint Lending General Information Authorization (obtained from www.newpointlending.com)**
- _____ **Copy of Purchase Contract (with Amend/Extend if applicable)**

To earn additional commission, see the full documentation requirements below.

Broker Submission Checklist - Purchase

Borrower(s): _____

Property Address: _____

To earn the full 3% Broker Commission, NewPoint Lending MUST RECEIVE Copies of (unless original is specified) the documentation listed below to complete the loan application and must be received in it's entirety by the deadline given on your loan commitment.

NO EXCEPTIONS

Full documentation received after the deadline will be eligible for a 2% Broker Commission.

(Please Note that if a subordination is required, the maximum broker fee is 2% as the majority of this documentation must be compiled by NewPoint Lending.)

In addition to the 3 items needed for a 1% referral fee, you will also need to obtain & submit the following:

- _____ **Driver's License for all borrowers & S.S. Card if SS# is not on D.L.**
(Enlarge to 200% for legibility or submit a digital photo)
- _____ **Original Signed Good Faith Estimate & Original Signed Truth-in-Lending**
- _____ **Underwriting Transmittal Form (1008)**
- _____ **Original Executed NewPoint Lending Full Disclosure Package (obtained from www.newpointlending.com)**
- _____ **Tri-Merge Credit Report**
- _____ **Last two months pay stubs for all borrowers (dated within 60 days of 1003)**
- _____ **Last two months bank statements**
- _____ **Verification of funds to close**
- _____ **Rental Info (if applicable) – Copy of the Lease**
- _____ **Obtain interior photos of subject property and submit electronically as a .jpg (call for specifications)**
- _____ **Tax Returns for Self-Employed Borrowers**
OR hand written statement of income (signed & dated) including verbiage will sell if unable to make payment
- _____ **Information regarding Mortgage Company (Prefer recent statement or letter)**
- _____ **Obtain & submit copy of Current Payoff(s) OR Redemption Figures obtained from the Public Trustee's office**
- _____ **Copy of Last Year's Property Tax Assessment**
OR Copy of Master Condo Certificate and Statement of Status of HOA Dues
- _____ **Title Commitment with NewPoint Lending, LLC I.S.A.O.A. as proposed insured**
- _____ **Appraisal rewritten into NewPoint Lending, LLC's name**

If you have already obtained an appraisal, it will be subject to desk review. It is possible that a new appraisal will be required.

All documentation / conditions are subject to review and final approval.

30 YR 2/6 ARM DISCLOSURE

Borrower(s) _____

Property: _____

New Point Lending, LLC. Disclosure to Borrower 30 Yr 2/6 Adjustable Rate Mortgage/No Conversion, 30 Year Amortization

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

How Your Interest Rate and P&I are Determined

Your interest rate will be based on an index rate plus a margin.

Your principal and interest payment will be based on the interest rate, loan balance and loan term.

The interest rate will be based on the U.S. Treasury Securities adjusted to a constant maturity of 30 years as made available by the Federal Reserve Board @ http://www.federalreserve.gov/releases/h15/data/Weekly_Friday_/H15_TCMNOM_Y30.txt. Your interest rate will equal the index rate plus our margin, rounded to the nearest one-eighth of one percent, unless your interest rate “caps” limit the amount of charge in the interest rate. The most recently available Index figure as of the date 45 days before each interest change date will be used to calculate changes in the interest rate. Another Index may be substituted if this Index ceases to be publicly announced.

How Your Interest Rate Can Change

Your interest rate can change every 6 months after the first interest rate change date. Your first interest rate change date will be on the first day of the month that is 24 months after the month in which your first principal and interest payment is due.

Your interest rate cannot increase or decrease more than 5 percentage points at each rate change.

Your interest rate cannot increase more than 5 percentage points over the term of the loan.

How Your Payments Can Change

Your payment can increase or decrease substantially. The principal and interest (P&I) portion of your payment can change with each interest rate change, based on changes in the interest rate and loan balance. Your first principal and interest payment change will be effective on the first day of the month that is 24 months after the month in which your first principal and interest payment is due.

You will be notified in writing at least 25 days before the due date of a payment at a new amount. This notice will contain information about your interest rates, payment amount and loan balance.

In addition to the P&I payment change, the escrow portion of your payment (if applicable) can change each year. You will be notified in writing of any escrow payment changes. This means that you could receive up to four payment changes annually, at different times of the year.

EXAMPLES

On a \$10,000 thirty-year loan with an initial interest rate of 11.5 percent, the maximum amount the interest rate can raise under this program is to 16.5 percent, and the monthly interest portion of your payment can raise from an initial payment of \$95.83 to a maximum of \$137.50. To see what your payment 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: $\$60,000 \div \$10,000 = 6$; 6 times $\$95.83 = \574.98 per month.)

NOTE:

This disclosure is not a contract between you and the lender, and it is not a commitment or agreement by the lender to make a loan to you. The purpose of this disclosure is solely to provide you with a general description of certain loan provisions. Please read all loan documents and disclosures carefully for additional information on these subjects and other important information regarding this proposed transaction.

Borrower:

Date

Borrower:

Date

DISCLOSURE TO BORROWER

Borrower(s) _____

Property: _____

It is our hope that this mortgage will enable you save your home, reestablish your credit, and eventually refinance at a much lower market rate in the next 24 months.

We have credit counseling available, and we hope that you will take advantage of it in order to reestablish your credit, as well as obtain a lower interest rate and lower payment in the near future.

If you find that you are unable to make your payments, you must consider putting your home on the market. This will allow you to save your equity, and do much less damage to your credit. If you decide you need to sell your home, we

If you find you can't make your payments, please be advised:

- 1 We are a lender of last resort. **We will aggressively collect this debt if you default.**
- 2 If you do not make your monthly payments on time you will incur a large fee.
- 3 If you do not make your payments we will **foreclose on your house and you will have to move.**
- 4 Your **interest rate is adjustable**; you will be notified if your payment is going to change.
You agree to submit updated income and expense information at your one year anniversary to determine if
- 5 you can qualify for conventional financing. **Any new non-conforming loan we will make you will include new origination and discount fees.**
- 6 You further agree to contact us **immediately** if you cannot make your mortgage payments.
- 7 No one in our company can verbally amend any agreements; any changes must be in writing.

We sincerely hope that this is the start of a successful business relationship, please contact your loan originator with any questions you may have now and in the future.

Your Loan Processor is:

Janet Karabin
303-741-6161 x236
Fax: 303-479-9237

Our Mailing Address is:

New Point Lending, LLC
5500 Greenwood Plaza Blvd., Suite 210
Greenwood Village, CO 80111

Your Loan Broker is:

Name: _____
Phone# _____
Fax # _____

Borrower:

Date

Borrower:

Date

INFORMATION RELEASE AUTHORIZATION

To Whom It May Concern;

I/We hereby authorize the release of payoff statements and/or any information requested by Stewart Title of Denver, Inc. and/or New Point Lending, LLC aka RE Services, LLC in connection with processing my mortgage loan application as specified below:

F/C # _____

Property Address: _____

A photocopy of this authorization may be deemed to be the equivalent of the original.

_____	_____	_____
Borrower	SS#	Date

_____	_____	_____
Borrower	SS#	Date

Stewart Title of Denver, Inc. 300 Union Blvd #300, Lakewood CO 80228
PH: (720) 962-0167 Fax: (720) 962-0168

NEWPOINT LENDING

LLC, A REALVIEW COMPANY

OWNER'S INTENT TO CURE/REDEEM & REQUEST FOR CURE/REDEMPTION FIGURES

Regarding Public Trustee's Sale Number: _____

Date of Foreclosure Sale: _____

Last Day of Owner's Redemption Period: _____

Owner's Name(s): _____

Property Address: _____

To Whom It May Concern:

I / WE intend to cure/redeem the above referenced property. Please forward Cure/Redemption figures directly to:

NewPoint Lending, LLC
5500 Greenwood Plaza Blvd., Suite 210
Greenwood Village, CO 80111
303-741-6161 x236
303-479-9237 (Fax)

If any additional communication is required, please allow NewPoint Lending, LLC to act as my agent in this matter.

Please fax the figures to the attention of the above referenced owner in C/O NewPoint Lending, LLC @ 303-479-9237. Thank you in advance for your time and attention to this matter.

Owner

Date

Co-Owner

Date

CREDIT/FORECLOSURE EXPLANATION

Borrower(s) _____

Property: _____

Please answer the following questions as completely as you can:

Please explain the nature of the circumstances which have led to any derogatory credit.

What has changed that you believe you will able to make your payments on time in the future?

Nearest Living Relative

Name: _____

Address: _____

City, State & Zip Code: _____

Phone Number: _____

Relationship: _____

Borrower: _____

Date _____

Borrower: _____

Date _____

PRIVACY POLICY DISCLOSURE

(Protection of the Privacy of Personal Non-Public Information)

Respecting and protecting customer privacy is vital to our business. By explaining our Privacy Policy to you, we trust that you will better understand how we keep our customer information private and secure while using it to serve you better. Keeping customer information secure is a top priority and we are disclosing our policies to help you understand how we handle the personal information about you that we collect and disclose. This notice explains how you can limit our disclosing of personal information about you. The provisions of this notice will apply to former customers as well as current customers unless we state otherwise.

The Privacy Policy explains the Following:

- ▶ Protecting the confidentiality of our customer information.
- ▶ Who is covered by the Privacy Policy.
- ▶ How we gather information.
- ▶ The types of information we share, why and with whom.
- ▶ Opting Out – how to instruct us not to share certain information about you or not to contact you.

Protecting the Confidentiality of our Customer Information:

Our control policies authorize access to customer information only by individuals who need access to do their work. From time to time, we enter into agreements with other companies to provide services to us or make products and services available to you. Under these agreements, the companies may receive information about you but they must safeguard this information and they may not use it for any other purposes.

Who is Covered by the Privacy Policy:

We provide our Privacy Policy to customers when they conduct business with our company. If we change our privacy policies to permit us to share additional information we have about you, as described below, or to permit disclosures to additional types of parties, you will be notified in advance. This Privacy Policy applies to consumers who are current customers or previous customers.

How We Gather Information:

As part of providing you with financial products or services, we may obtain information about you from the following sources:

- ▶ Applications, forms and other information that you provide us, whether in writing, in person, by telephone, electronically, or by other means. This information may include your name, address, employment information, income and credit references;
- ▶ Your transaction with us, our affiliates, or others. This information may include your account balances, payment history and account usage;
- ▶ Consumer reporting agencies. This information may include account information about your credit worthiness;
- ▶ Public Sources. This information may include real estate records, employment records, telephone numbers, etc.

Information We Share:

We may disclose information we have about you as required by law. We are required to or we may provide information about you to third-parties without your consent, as permitted by law, such as:

- ▶ To regulatory authorities and law enforcement officials.
- ▶ To protect against or prevent actual or potential fraud, authorized transactions, claims, or other liability.
- ▶ To report account activity to credit bureaus.
- ▶ To consumer reporting agencies.
- ▶ To respond to a subpoena or court order, judicial process or regulatory authorities.
- ▶ In connection with a proposed or actual sale, merger, or transfer of all or a portion of a business or an operating unit, etc.

In addition, we may provide information about you to our service providers to help us process your application. Our service providers may include investors, title and escrow companies, appraisal companies, etc.

We do not provide non-public information about you to any company except as described above under “How We Gather Information” limited to only that which we deem appropriate for these service providers to carry out their functions.

Opting Out

You may prohibit the sharing of application and third-party credit-related information within our company or any third-party company at any time. If you would like to limit the disclosures of personal information about you as described in this notice, just check the appropriate box or boxes to indicate your privacy choices.

Please do not share personal information about me with non-affiliated third parties.

Please do not share personal information about me with any of your affiliates except as necessary to effect, administer, process, service or enforce a transaction requested or authorized by myself.

Borrower

NewPoint Lending, LLC
Company Name

Borrower

5500 Greenwood Plaza Blvd., Suite 210
Company Address

Property Address

Greenwood Village, CO 80111
City, State, Zip

City, State, Zip

303-741-6161 x236
Phone #

Phone #

Account #

Signature:

Date

Signature:

Date

NEWPOINT LENDING

LLC, A REALVIEW COMPANY

CREDIT SCORE INFORMATION DISCLOSURE

Applicant(s) Name and Address Borrower #1 Borrower #2 Address City, State, Zip
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Lender Name and Address NewPoint Lending, LLC 5500 Greenwood Plaza Blvd., Suite 210 Greenwood Village, CO 80111 303-741-6161 x236 Fax 303-479-9237
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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 a consumer reporting agency or lender has on file. The scores are based on data about your credit history and payment patterns. 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 that 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. 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 any questions concerning the terms of the loan, contact the lender.

Consumer Reporting Agency #1 – FICO Risk Score Classic 98
Credit Scores available can range from a low of 336 to a high of 843
TransUnion
P.O.Box 2000
Chester, PA 19022
1-800-916-8800

Consumer Reporting Agency #2 – Fair Isaac V2
Credit Scores available can range from a low of 300 to a high of 850
Experian
955 American Lane
Schamburg, IL 60173
1-888-397-3742

Consumer Reporting Agency #3 – Beacon 5.0
Credit Scores available can range from a low of 300 to a high of 850
Equifax
P.O.Box 740241
Atlanta, GA 30374
1-888-766-0008

	Transunion	Experian	Equifax
Borrower #1			
Borrower #2			

**** Please note that NewPoint Lending, LLC does not utilize your credit score in the loan determination process. ****

I/We have received a copy of this disclosure.

Borrower:

Date

Borrower:

Date

NEWPOINT LENDING

LLC, A REALVIEW COMPANY

Notice Regarding Hazard Insurance Requirements

Applicant(s) Name and Address

Borrower #1

Borrower #2

Address

City, State, Zip

Lender Name and Address

NewPoint Lending, LLC

5500 Greenwood Plaza Blvd., Suite 210

Greenwood Village, CO 80111

303-741-6161 x236 Fax 303-479-9237

Hazard Insurance Requirements

As a condition of receiving or maintaining a loan with the lender shown above, you will be required to provide proof of hazard insurance coverage in an amount equal to the unpaid principal balance owing on the loan or the replacement

If you insure in an amount equal to the replacement costs of all improvements, you will need to provide evidence in writing from your insurer setting forth the replacement value of the improvements.

“Hazard Insurance Coverage” means insurance against losses caused by perils which are commonly covered in policies described as a “Homeowner’s Policy,” a “General Property Form,” “Guaranteed Replacement Cost Insurance,” “Special

“Improvements” means buildings or structures attached to the real property.

Warning: If you do not provide us with evidence of the insurance coverage as required by your agreement with us, we may purchase insurance at your expense to protect our interests in your collateral. This insurance may, but need not, protect your interests. The coverage that we purchase may not pay any claim that you make or any claim that is made against you in connection with the collateral. You may later cancel any insurance purchased by us, but only after providing us with evidence that you have obtained insurance as required by our agreement. If we purchase insurance for the collateral, you will be responsible for the costs of that insurance, including the insurance premium, any interest and any other charges we may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to your total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance you may be able to obtain on your own.

Borrower: _____

_____ Date

Borrower: _____

_____ Date

NEWPOINT LENDING

LLC, A REALVIEW COMPANY

Notice of Applicant Right To Receive Copy of Appraisal Report

Applicant(s) Name and Address

Borrower #1

Borrower #2

Address

City, State, Zip

Lender Name and Address

NewPoint Lending, LLC

5500 Greenwood Plaza Blvd., Suite 210

Greenwood Village, CO 80111

303-741-6161 x236 Fax 303-479-9237

You have the right to receive a copy of the appraisal report to be obtained in connection with the loan for which you are applying.

Your copy of said appraisal will be provided to you at the time of closing.

If you withdraw your loan request/application, you will not be entitled to receive a copy of the appraisal, as it is written for the sole purpose of obtaining a mortgage loan through NewPoint Lending, LLC. It is not intended for use with other mortgage lenders.

Borrower: _____

_____ Date

Borrower: _____

_____ Date