



632 Kinoole Street
Hilo, Hawaii 96720-3894
(808) 930-1400
(800) 216-2666
hfsfcu.org

HONOKA'A

45-3600 Mamane Street
Honoka'a, Hawaii 96727-6971

KEA'AU

16-589 Old Volcano Road
Kea'au, Hawaii 96749-8103

KONA COAST

SHOPPING CENTER

74-5586 Palani Road, Suite 5
Kailua-Kona, Hawaii 96740-3119

PRINCE KUHIO PLAZA

111 East Puainako Street
Hilo, Hawaii 96720-5288

WAIMEA CENTER

65-1158 Mamalahoa Hwy, Suite 21
Kamuela, Hawaii 96743-8492

To: Real Estate Applicant

HFS Federal Credit Union would like to thank you in advance for completing the attached Uniform Residential Loan Application. We strive to meet and exceed our member's financial goals and will work with you closely as you move through the Real Estate loan process. The application attached is designed to gather the majority of information we need to process your Real Estate needs. If you have any questions as you are completing the application please don't hesitate to contact us at 930-1436 or 930-1437. Remember we are here to help, and will walk you through each step. The completed application may be turned into any of our six branch locations and we will contact you within three (3) business days with a preliminary decision. If we are in need of further information or have questions about your application you will be notified as soon as possible.

Thank you again for taking the time to complete the attached application. It is our pleasure to help you make your Real Estate Loan process both easy and rewarding. We look forward to working with you in the near future.

Sincerely,

A handwritten signature in black ink that reads "Lola L. Wakida".

Lola L. Wakida
Assistant Loan Manager



FEDERAL CREDIT UNION

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REAL ESTATE APPLICANTS A GUIDE TO FIRST & SECOND MORTGAGES AND LAND LOANS

HFS Federal Credit Union is committed to providing quality financial products to its members. As your Credit Union we hope to help you achieve financial success and to make your dreams of home ownership a reality. Included in this document you will find our real estate lending requirements, terms and conditions for our mortgages, your responsibilities as an applicant, and documents necessary for loan processing.

LOAN REQUIREMENTS:

1. All property(s) must be located in the State of Hawaii.
2. All loans must be granted and approved under the status of owner occupant. This means that the dwelling is or will be the borrower's principal residence.
3. Maximum loan amount is \$1,149,825.00.

MORTGAGE TERMS:

HFS Federal Credit Union offers competitive First and Second Mortgages up to the following terms:

10 years for unimproved property (must be accompanied with letter from member with statement of residency intent.)

30 years for improved property

YOUR RESPONSIBILITIES AS AN APPLICANT:

Member will be responsible for all expenses incurred to secure the loan. This includes an initial deposit of \$800.00 to defray expenses for:

- a. Appraisal fee(s)
- b. Residential Mortgage Credit Report(s)
- c. Inspection fee(s)
- d. Flood Certification fee(s)
- e. Other incidental expenses that may be incurred to secure the loan.

Note: Member will pay before final closing, any outstanding expenses exceeding the \$800.00 deposit. Member will be refunded any balance of the \$800.00 initial deposit at first disbursement, or any balance can be applied to escrow costs.



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MAXIMUM LOAN TO VALUE:

HFS Federal Credit Union uses the following guidelines when determining the amount of funds which may be borrowed on a first or second mortgage.

| Type | Term | Maximum Loan to Value (As applicable) |
|-----------------------------------|-----------------------------|--|
| First Mortgage | Up to 360 months (30 years) | HFS will fund no more than 80% of the value, or No more than 80% of the value determined by an Exterior-only Inspection Residential Appraisal Report for loans not exceeding \$100,000. |
| Second Mortgage | Up to 180 months (15 years) | HFS will fund no more than 80% of the value less the First Mortgage balance, or No more than 80% of the value determined by an Exterior-only Inspection Residential Appraisal Report for loans not exceeding \$100,000 less First Mortgage Balance. |
| Vacant Land | Up to 120 months (10 years) | HFS will fund no more than 80% of the value. |
| Vacant Land, Interest Only | Up to 36 months (3years) | HFS will fund no more than 90% of the value of the land. |



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DOCUMENTS NECESSARY TO PROCESS LOAN:

These documents are to be provided at time of submittal of written application or shortly thereafter. Please remember further processing of your loan may be delayed without having the following documents.

| Type of Loan | Documents Needed | Additional Notes |
|-------------------------------------|---|--|
| <p>1st and 2nd Mortgages</p> | <ol style="list-style-type: none"> 1. Copy of tax assessment 2. Copy of deed 3. Copy of Contract of Sale 4. Employment Verification 5. Deposit(s) Verification (current statements) 6. Copy of current paystubs (1 month's worth) 7. Prior 2 year's signed tax return 8. Prior 2 year's W2 for each applicant 9. Proof of Homeowner Insurance* 10. Proof of Hurricane Insurance* 11. Proof of Flood Insurance (if necessary)* 12. Evidence of Road Maintenance Agreement (if necessary) 13. Proof of First Mortgage balance (current statement) 14. First Mortgage Note (if applying for Second Mortgage) | <p>*Maximum deductibles are as follows: Homeowner Insurance: \$2,500.00 Hurricane Insurance: 5% of value Flood Insurance: \$5,000.00</p> <p>Proof of homeowner, hurricane, and flood (if necessary) Insurance, must be provided by final closing.</p> |
| <p>Vacant Land Loans</p> | <ol style="list-style-type: none"> 1. Copy of tax assessment 2. Copy of deed 3. Copy of Contract of Sale 4. Employment Verification 5. Deposit(s) Verification 6. Debt ratio computation 7. Prior 2 year's signed tax return | |



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ADDITIONAL INFORMATION:

Appraisals/Valuations:

- Member is required to pay all expenses borne by the appraiser or valuation.
- Appraisers must be licensed by the State of Hawaii and be on the approved list used by HFS FCU. No appraisal(s) will be used that are done by an appraiser not listed on the approved HFS FCU list and no appraisal(s) will be honored that are over 180 days old.

Inspections:

- Member will pay all expenses incurred by the Credit Union to perform inspection(s).

Processing Time:

- Estimated processing time is 4-6 weeks

OTHER:

All loans will be written to meet Secondary Market Requirements.