

Bloomsdale Bank

Construction Loan Application Package

*Thank you for choosing Bloomsdale Bank.
This packet contains your construction loan application,
a checklist of items to furnish to the bank
and other forms to be signed and returned
with your completed application. If you have
any questions about any of the forms, please call
your loan officer at one of the numbers below.*

We look forward to serving you!

Locations

<u>Bloomsdale</u>	<u>Ste. Genevieve</u>	<u>Crystal City</u>	<u>Herculaneum</u>
55 Mill Hill Road	695 Center Drive	100 Bailey Road	100 Scenic Drive
Bloomsdale, MO	Ste. Genevieve, MO	Crystal City, MO	Herculaneum, MO
63627	63670	63019	63048
<u>Phone:</u>	<u>Phone:</u>	<u>Phone:</u>	<u>Phone:</u>
(573) 483-2514	(573) 883-9955	(636) 937-8800	(636) 933-2020
(636) 931-4280		(636) 931-8800	
<u>Fax:</u>	<u>Fax:</u>	<u>Fax:</u>	
(573) 483-9691	(573) 883-5470	(636) 937-8920	

BLOOMSDALE BANK

APPRAISAL NOTICE

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.

APPLICANT

DATE

APPLICANT

DATE

BORROWERS NEEDS LIST
Construction Loan

In order to process your application with the utmost of speed, please provide us with the following information or documentation. Your prompt response may avoid delays in the processing of your loan request. Please send the requested information to us as soon as possible:

1. Last 30 day's payroll stubs.
2. Last two (2) year's PERSONAL TAX RETURNS, with all W-2's and schedules.
3. Last three (3) month's checking and savings account bank statements plus your two (2) most recent statements from accounts with stockbrokers, investment companies or mutual fund companies.
4. This form and all of the attached authorization and disclosure forms signed and dated by all borrowers/applicants.
5. Name and phone number of the insurance agent you plan to use to purchase homeowner's or builder's risk insurance.
6. Copy of blueprints for all structures being built.
7. Itemized cost breakdown of the entire project.

IF YOU ARE PURCHASING THE LOT TO BUILD ON, ALSO BRING THE FOLLOWING:

1. Complete sales contract with original signatures on the property being purchased, along with any contract addendums or modifications.
2. Copy of both the front and back of your cancelled earnest money check, when received.

IF YOU ALREADY OWN THE PROPERTY, ALSO BRING THE FOLLOWING:

1. Copy of existing Title Insurance Policy, complete with schedules, and a copy of your Warranty Deed.
2. Copy of existing survey or mortgage inspection report of your property.
3. Copy of your most recent real estate tax receipt marked "PAID".
4. Most recent closing or settlement statement on the property.

YOUR LOAN OFFICER HAS DETERMINED THAT ALSO YOU NEED TO BRING:

1. _____
2. _____
3. _____

ADDITIONAL INFORMATION OR DOCUMENTS MAY BE NEEDED AT A LATER
DATE.

ELECTRONIC COMMUNICATION ELECTION DISCLOSURE

Bloomdsdale Bank would like the ability to communicate with you as a borrower via electronic formats such as email, text message, etc. Your election to give the bank the ability to communicate with you in these formats will increase the speed in which we are able to process your loan request. You will also have access to things like your appraisal and disclosures faster if you grant us the ability to send you electronic communications. You also have the option to opt out of any electric communication with the bank as well.

Please choose an option:

_____ Yes, I would like to receive electronic communications from the bank. I understand the bank will be sending me an additional disclosure and consent form to the email address provided below to prove my ability to receive electronic communications, and I will return that consent form as soon as possible so I can start receiving electric communications from the bank.

Email Address

_____ No, I do not want to receive electronic communications from the bank. I would like all items to be sent to me via regular mail, or I will appear in person to receive items such as appraisals and fee disclosures.

Borrower

Date

Borrower

Date

GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I/We, the undersigned applicant(s), have applied for a real estate loan. You are hereby authorized to release any information required to process my/our loan application to the Bloomsdale Bank, hereinafter referred as to "LENDER" its successors and/or assigns. Necessary credit information may include past or present employee data, checking and savings account balances, consumer credit balances, monthly payments, and credit history, including mortgage and/or rental payment records and balances. The information is for the confidential use of the lender in determining my/our credit worthiness for a mortgage loan, and will become property of the LENDER, its successors and/or assigns.

If the loan for which I/we are applying is a refinance transaction, this authorization grants to LENDER, its successors and/or assigns, permission to obtain payoff information on any of my/our existing loan accounts. Furthermore, my/our account holders are hereby authorized to release to LENDER, its successors and/or assigns, any information pertaining to my/our loan(s).

If I/we have an existing home equity loan or other mortgage loan containing future advance provisions, and LENDER will be paying off this loan, I/we hereby authorize the holder of our/my existing loan to release the deed of trust securing the obligation.

A photocopy of this form may be deemed as acceptable authorization for release of any of the above information or documentation requested. The original signed form is maintained by LENDER.

Authority is also hereby given to LENDER to order an appraisal and credit report for this loan at my/our expense, when necessary.

Your prompt reply will help in the determination of my real estate loan.

Applicant Signature

Social Security Number

Applicant Signature

Social Security Number

Date

PRIVACY ACT NOTICE: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not, your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (ifVA); by 12 USC, Section 1701 et.seq. (ifHUD/FHA); by 42 USC, Section 1452b (ifHUD/CPD); and title 42USC, 147Let.seq., or 7 USC, 1921 et.seq (if USDA/FmHA).

Please do not remove this authorization from the attached verification request.

Rev 2/00

HAZARD INSURANCE POLICY

The Bloomsdale Bank requires that hazard insurance on your home be in place prior to loan closing. Please provide your insurance agent the following list of requirements:

1. Name of insured on the policy should be titled exactly as the property is titled.
2. Property location must be listed on the policy and must include complete street address, city, state and zip code.
3. Borrower must furnish on or before closing the insurance policy, declaration page or certificate of insurance with policy number, or acceptable binder with policy number, plus a paid receipt for the first year premium. Policy must list the name of the insurance company and insurance agent.
4. The LENDER must be named as mortgagee, and the standard mortgagee clause must be included on the policy. Mortgagee clause should read as follows:

BLOOMSDALE BANK
 ITS SUCCESSORS AND/OR ASSIGNS
 P.O. BOX 100
 BLOOMSDALE, MO 63627

5. The amount of insurance coverage may not be less than the unpaid principal balance of the mortgage or 80% of the full replacement cost of the insurable improvements, whichever is greater.
6. The LENDER will not accept policy coverage less than an HO2 homeowner’s policy (fire and extended coverage).
7. Deductibles may not exceed \$2,000 unless approved in advance by the LENDER.

NOTE: It may take up to three weeks for your insurance company to complete the order and prepare your policy. Please order your policy early in order to prevent a delay in closing a loan on your property.

REFINANCES: The LENDER requires your existing hazard policy with an endorsement changing the mortgage to the new LENDER, if applicable. All insurance coverage requirements outlined above also apply to refinance transactions.

Borrower	Date	Borrower	Date
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Bloomsdale Bank
Itemized Cost Breakdown Estimate

Customer _____ Property Address _____
Contractor _____ Contractor Phone _____

Itemized Cost Breakdown Estimate Table

Description	Cost Estimate	Supplier
Plans and Specifications		
Permits and Survey		
Excavating-Backfill-Grading		
Piers-Footings-Foundation		
Waterproofing		
Steel and Iron		
Lumber		
Carpentry Labor		
Common Labor-Clean Up		
Roofing		
Brickwork, Block or Stone		
Guttering		
Cement Slab and Walks		
Plumbing		
Electrical Wiring		
Electrical Fixtures		
Heating and Air Conditioning		
Insulation		
Drywall or Plaster		
Millwork-Doors-Trim		
Windows-Exterior Doors		
Siding		
Painting and Decorating		
Garage Doors and Openers		
Hardwood Floors		
Carpet		
Ceramic Tile/Slate/Marble		
Sheet Goods or Floor Tile		
Security System/CATV System		
Kitchen Cabinets & Vanities		
Kitchen Appliances		
Medicine Cabinets & Mirrors		
Driveway		
Finish Grading-Seed-Sod		
Landscaping/Decks/Patios		
Temporary Utilities		
Miscellaneous		
Drain Tile and Gravel		
Concrete Flatwork		
Fireplace		
Well and Septic		
Overhead and Supervision		
Profit		
Totals		

Joint Application Disclosure

If you are applying for joint credit with another person, please acknowledge the following statement:

We intend to apply for joint credit. _____
Applicant Co-Applicant

MISSOURI TITLE PROTECTION NOTICE

BLOOMSDALE BANK in connection with its loan to you will require you to obtain title protection to protect its interest in the mortgaged property. This title protection will be obtained solely for the benefit of BLOOMSDALE BANK and will not provide protection for you in the event that there is a problem with the title to the mortgage property.

You should seek independent, competent advice as to whether or not you should obtain any additional title protection such as title insurance to protect your interest. In the event you desire to obtain owner's title insurance, please notify us in writing at the time you submit your loan application to us.

Borrower

Date

Borrower

Date

MORTGAGE INSPECTION REPORT OR SURVEY ORDER

TO: _____

Ordered by: BLOOMSDALE BANK

Anticipated Closing Date: _____ Need by: _____

On behalf of:

Borrowers/Purchaser: _____

Property Address: _____

City: _____ State: _____ Zip Code: _____

Legal Description: _____

Deliver _____ Originals to: _____ (and) Deliver _____ copies to: _____

Attn: _____

Please read carefully, and indicate by checking the appropriate box the type of service you wish us to order for you. We use a variety of local surveyors and will select one to use unless you indicate to us your preference for this service. A survey may or may not be necessary for your loan.

_____ Mortgage Inspection Report: It is a location of improvements and cursory check for encroachments onto or from the subject property based on existing but not confirmed evidence. This does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose, no property corners will be set and it should not be used or relied upon for the establishment of any fence, structure, or other improvements. No warranty of any kind is extended herein to the present or future owner or occupant. We estimate the cost of this type of report to be a minimum of \$150.00.

_____ Boundary Survey and Improvements Location: A boundary survey of the subject property will be made and the property corners will be located and verified or reset. The improvements on the property will be located and encroachments onto or from the subject property will be determined. This survey can be used by the property owner for the construction of a fence or other improvements. We estimate the cost of this type of survey to be a minimum of \$325.00.

_____ ALTA/ACSM (American Land Title Association/American Congress in Surveying and Mapping) Land Title Survey: This is the most comprehensive type of survey and improvement location. It covers all the aspects of the boundary survey and improvement location and identification for any additional evidence of possession or use, which could be adverse to the interest of the purchaser. This type of survey is normally only performed on commercial property because of the expense involved.

I/We the undersigned borrowers/purchaser have read, understood, and indicated the type of service desired, and hereby authorize Bloomsdale Bank, or its agents to order said services, and have said work performed. I/We further understand that I/we are responsible for any expenses/cost of such services and work performed.

Borrower

Date

Borrower

Date

THREE BUSINESS DAY REQUIREMENT
FOR RECEIPT OF APPRAISAL

Bloomsdale Bank shall ensure that the Borrower is provided a copy of any appraisal report concerning the Borrower's subject property promptly upon completion at no additional cost to the Borrower, and in any event no less than three days prior to the closing of the Mortgage. The Borrower may waive this three-day requirement if such waiver is obtained at least three days prior to the closing of the Mortgage. The Bank may provide the Borrower at closing, a revised copy of an appraisal and information as to the nature of any revisions, so long as the revisions had no impact on value.

The Bank will provide a copy of the appraisal at least three business days prior to closing. The Bank must have acknowledgement of receipt for the three days to begin. We can e-mail the appraisal to you, send it in the mail, or you can pick it up from your loan officer. You may also waive the three-day requirement. We will still provide you with a copy of the appraisal at or before closing but you may or may not receive the copy at least three days before closing. This option may prevent a delay in closing if the appraisal is received just prior to closing. Please choose from the following options:

1. _____ I want to receive a copy of the appraisal at least three business days prior to closing the loan. Please furnish the copy of the appraisal by
 - A. _____ E-mail. My e-mail address is: _____
 - B. _____ Mail. My address is: _____
 - C. _____ In Person. I will come to the Bank and pick up my copy.

2. _____ I waive the three-day requirement. I wish to receive a copy of the appraisal by
 - A. _____ E-mail. Send the appraisal when available. My e-mail address is:

 - B. _____ At closing. Please provide a copy of the appraisal at closing.

Borrower

Date

Co-borrower

Date