

Home Equity Loans

Plattsburgh City School District Federal Credit Union

In order to process your home improvement loan as quickly as possible, please return the completed application form with the following items:

- Proof of Income for all applicants—pay stubs, tax returns, or copy of direct deposit
- Estimated Value of Property
- Amount Requested

Upon receipt of Application you will be receiving a LOAN ESTIMATE indicating

- Loan Terms
- Projected Payments
- Costs at Closing
- Closing Cost Details
- Estimated Cash to Close to Borrower

Once you review your Loan Estimate and you decide to proceed the CU will need the following

- \$75.00 Application Fee (can be part of the Home Equity)
- Current paid tax receipts for school and land
- Tax Assessment of Property
- Annual cost of present Homeowners insurance policy
- Verification of first mortgage, if any, including balance owed at present

Other documentation may be necessary to complete final approval

(ONLY TO BE DONE ONCE LOAN OFFICER HAS REVIEWED THE LOAN APPLICATION)

- Appraisal of Property—estimated cost will be indicated on Loan Estimate
- Other documentation may be warranted after Tax and Lien Search
- Verification of your homeowner's policy. *(a binder from your insurance company listing the Plattsburgh City School District Federal Credit Union as lien holder on your Home owner's policy must be completed prior to loan disbursement).*

A list of approved US Department of Housing and Urban Development independent counseling agencies will be provided to you offering you advice about whether a particular set of mortgage terms is a good fit for you.

Home Equity Loans are based on 80-85% equity of your home using the following formula:

	<i>Sample:</i>	<i>Appraised or Assessed Value</i>	<i>\$125,000</i>	<i>185,000</i>
			<u>X 0.80</u>	<u>X 0.80</u>
			\$100,000	\$148,000
		Minus existing mortgage	<u>\$ 65,000</u>	<u>-\$100,000</u>
		Loanable Amount	\$ 35,000	\$ 48,000

Member will receive a CLOSING DISCLOSURE at least 3 days prior to closing listing the following:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Loan Terms <input type="checkbox"/> Projected Payments <input type="checkbox"/> Cost at Closing <input type="checkbox"/> Closing Cost Details | <ul style="list-style-type: none"> <input type="checkbox"/> Other Costs <input type="checkbox"/> Payoffs and Payments <input type="checkbox"/> Calculation of Cash to Close <input type="checkbox"/> Loan Disclosures <input type="checkbox"/> Loan Calculations <input type="checkbox"/> Contact Information <input type="checkbox"/> Other Disclosure |
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Member will also be given Options for Insurance

- Insurance Application
- Declination Form

Member(s) will be signing a document **NOTICE to CANCEL** proving they have received the notice to cancel and are aware that they have **3 business days** to “think over” the contract they are signing and they have the right to cancel within those 3 business days.

On the 4th day money can be disbursed to the member if they choose not to cancel.