

ELITE FINANCIAL INVESTMENTS, INC

Borrower Name(s):	Lender:
Property Address:	Date:

You have the right to a copy of the appraisal report used in connection with your application for credit. If you wish a copy, please write to us at the mailing address we have provided. We must hear from you no later than 90 days after we notify you about the action taken on your credit application or you withdraw your application.

Contact: _____
Lender: _____
Address: _____

Telephone: _____

In your letter, give us the following information:

Please attach a copy of this form along with your current mailing address. We will send a copy of your appraisal report within 14 days of receipt of your request.

NOTICE TO MORTGAGE LOAN APPLICANT **APPRAISAL ALTERNATIVES**

As part of the review of your mortgage loan application (we/the bank/the association) may obtain an alternative type of property valuation rather than an appraisal. This means that the acceptability of your property as collateral for your loan may be confirmed by a property valuation model and/or an exterior-only inspection, or by some other means that is not an appraisal of the property. This appraisal alternative (we/the bank/the association) obtain(s) is for lending purposes only and should not be relied upon to protect your interests in the transaction (for example, to confirm the purchase price of the property). If you prefer, you may request an appraisal in lieu of an appraisal alternative.

The undersigned applicant(s) acknowledge(s) receipt of this notice on the ____ day of the month of _____, _____

I/We have received a copy of the appraisal disclosure.

Date: _____

X _____ Borrower
X _____ Borrower
X _____ Borrower
X _____ Borrower

ELITE FINANCIAL INVESTMENTS, INC

BORROWER INFORMATION DOCUMENT

This document is being provided to you pursuant to the Residential Mortgage License Act of 1987 and the rules promulgated thereunder. The purpose of this document is to set forth those exhibits and materials you should receive or be receiving in connection with your residential mortgage loan application with Elite Financial Investments, Inc. holder of license number 4852 and regulated by the State of Illinois, Office of the Banks and Real Estate, under the aforesaid Act.

There are situations which could affect the processing of your loan request, but which could not be known by the licensee at the time the application was taken, but are not limited to; an appraisal being different from that estimated by the applicants; credit obligations which the applicant fails to disclose; a change in the applicant's financial circumstance which would result in his/her ineligibility for the applied for loan, or a material change or discontinuation of a loan program by a mortgage banker or other entity, such as the US Department of Housing, the Veterans Administration or a private investor.

1. The following forms are being provided to you at the time you sign this document:

- * A Settlement Cost Booklet as required by Federal Law that describes the settlement process.
- * A Good Faith Estimate of the costs that will be paid in connection with the settlement process.
- * A copy of the loan application that will have to be signed and delivered to Elite Financial Investments, Inc.
- * A copy of the Mortgage Escrow Account Act.
- * If you are applying for a variable rate loan, a consumer handbook on Adjustable Rate Mortgages as required by Federal Regulations that describes the special features of adjustable rate mortgages.

2. If you request, Elite Financial Investments, Inc. will provide you with the following additional documents:

- * A sample of the form of note and mortgage that will be executed if the loan applied for is approved.
- * A sample of the commitment letter.
- * A general description of the underwriting standards that will be considered in evaluating your application.

3. Notice of Right to Copy of your Appraisal:

You have a right to a copy of the appraisal report used in connection with your mortgage application with Elite Financial Investments, Inc. If you would like a copy of this appraisal report, please write us at the above listed address. If you have not yet paid for this appraisal report, you may be required to reimburse Elite Financial Investments, Inc. for the cost of the appraisal report.

4. Notice of Right of Rescission (Refinance Mortgage Applications Only):

In compliance with Federal Regulations, The applicant/s are required to acknowledge the "Notice of Right of Rescission" at the closing of the applied for mortgage loan. Funding of the proceeds of the mortgage loan will be delayed by three working days, not including Sundays and Holidays.

THIS DOES NOT CONSTITUTE A LOAN COMMITMENT NOR GUARANTEE ONE. BY SIGNING BELOW, YOU ACKNOWLEDGE RECEIPT OF A COPY OF THIS DOCUMENT AND EACH LISTED IN 1. ABOVE. YOU ALSO ACKNOWLEDGE THAT THIS DOCUMENT IS NOT A COMMITMENT TO EXTEND CREDIT.

I HAVE READ AND UNDERSTOOD THE ABOVE DISCLOSURES INCLUDING; THE HOMEOWNER INSURANCE REQUIREMENT, EQUAL CREDIT OPPORTUNITY ACT AND THE BORROWER INFORMATION DOCUMENT.

X

Applicant

X

Applicant

ELITE FINANCIAL INVESTMENTS, INC

CERTIFICATION

The undersigned certify the following:

I/We have applied for a mortgage loan from Elite Financial Investments, Inc. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/we omit any pertinent information.

I/We understand and agree that Elite Financial Investments, Inc. reserves the right to process my loan as a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.

I/We fully understand that it is a Federal crime punishable by fine and/or imprisonment 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/We have applied for a mortgage loan from Elite Financial Investments, Inc. As part of the application process, Elite Financial Investments, Inc. may verify information contained in my/our 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/We authorize you to provide Elite Financial Investments, Inc., and to any investor to whom Elite Financial Investments, Inc. may sell my mortgage, any and all information 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.

Elite Financial Investments, Inc. or any investor that purchases the mortgage may address this authorization to any party named in the loan application.

I/We hereby authorize Elite Financial Investments, Inc. to inform my/our Realtor or builder of the status of my/our loan application.

A photographic or Fax copy of this authorization may be deemed to be the equivalent of the original and may be used as a duplicate original.

AUTOMATED UNDERWRITING SERVICE ACKNOWLEDGMENT AND AGREEMENT

I/We agree that my/our mortgage loan application may be reviewed by the Federal Home Loan Mortgage Corporation Automated Underwriting Service (Freddie Mac/AUS) to assist in processing my/our application, me authorize Elite Financial Investments, Inc. and Freddie Mac/AUS to obtain copies of my/our credit reports and any other information they require to process my/our application, such as employment, income, asset and liability, and other information about me/us. I/We also agree that Elite Financial Investments, Inc. and Freddie Mac/AUS may use the information about me/us to assess and improve the effectiveness and accuracy of their underwriting procedures and requirements.

X
Borrower

Social Security Number

X
Borrower

Social Security Number

Address

City, State, Zip

Date

E-Mail address, if available

ELITE FINANCIAL INVESTMENTS, INC

NOTICE TO BORROWER REGARDING FLOOD INSURANCE

This notice is given to the borrower(s) to inform them of our responsibilities under the National Flood insurance Reform Act of 1994.

We, the lender, are required to take the appropriate action to determine whether the subject property is in a special flood hazard area and notify you, the borrower, prior to closing. In addition, we are required to monitor the flood status of your property throughout the life of your loan.

If it is determined that flood insurance is not required presently, we have the right to require this insurance if at any time during the life of the loan the flood status of your property changes. If your property is determined to be in a flood hazard area, flood insurance will be required. If we discover at any time during the life of the Loan that flood insurance is no longer required, we will notify you and allow you to cancel your insurance.

If flood insurance is required, we will escrow for this charge to ensure that the insurance remains in effect.

Date _____

X

Borrower

X

Borrower

ELITE FINANCIAL INVESTMENTS, INC

Elite Financial Investments, Inc. PRIVACY NOTICE

Elite Financial Investments, Inc. collects non-public personal information about you from the following sources:

- Information we receive from you on applications and other account documentation;
- Information about your transactions with us, our affiliates, or others; and
- Information we receive from a consumer-reporting agency.

Personal information will only be shared with companies or other organizations outside of Elite Financial Investments, Inc. to assist in servicing your account, to protect against fraud, to respond to subpoenas from government entities, and as required by or permitted by law.

We restrict access to non-public information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal standards to guard your non-public personal information.

From time to time, Elite Financial Investments, Inc. may share information obtained as part of the loan application, including credit information, with any affiliated company.

If you do not agree to this sharing of information, please initial here _____.

X

Borrower Date

X

Borrower Date

POTENTIAL SERVICING TRANSFER DISCLOSURE NOTICE

LOAN NO.: NOT ASSIGNED

NOTICE TO MORTGAGE LOAN APPLICANTS: THE RIGHT TO COLLECT YOUR MORTGAGE LOAN PAYMENTS MAY BE TRANSFERRED, FEDERAL LAW GIVES YOU CERTAIN RIGHTS. READ THIS STATEMENT AND SIGN IT ONLY IF YOU UNDERSTAND ITS CONTENTS.

Because you are applying for a loan covered by the Mortgage Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. § 2605 et seq.) you have certain rights under that Federal law. This statement tells you about those rights. It also tells you what the chances are that the servicing for this loan may be transferred to a different loan servicer. "Servicing" refers to collecting your principal, interest and escrow account payments, if any. If your loan servicer changes, there are certain procedures that must be followed. This statement generally explains those procedures.

Transfer Practices and Requirements

If the servicing of your loan is assigned, sold or transferred to a new servicer, you must be given written notice of that transfer. The present loan servicer must send you notice in writing of the assignment, sale or transfer of the servicing not less than 15 days before the effective date of the transfer. The new loan servicer must also send you notice within 15 days after the effective date of the transfer. Also, a notice of prospective transfer may be provided to you at settlement (when title to your new property is transferred to you) to satisfy these requirements. The law allows a delay in the time (not more than 30 days after a transfer) for servicers to notify you under certain limited circumstances, when your servicer is changed abruptly. This exception applies only if your servicer is fired for cause, is in bankruptcy proceedings, or is involved in a conservatorship or receivership initiated by a federal agency.

Notices must contain certain information. They must contain the effective date of the transfer of the servicing of your loan to the new servicer, the name, address, and toll-free or collect-call telephone number of the new servicer, and toll-free or collect-call telephone numbers of a person or department for both your present servicer and your new servicer to answer your questions about the transfer of servicing. During the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer before its due date may not be treated by the new loan servicer as late, and a late fee may not be imposed on you.

Complaint Resolution

Section 6 of RESPA (12 U.S.C. § 2605) gives you certain consumer rights, whether or not your loan servicing is transferred. If you send a "qualified written request" to your loan servicer concerning the servicing of your loan, your servicer must provide you with a written acknowledgement within 20 business days of receipt of your request. A "qualified written request" is a written correspondence, other than notice on a payment coupon or other payment medium supplied by the servicer, which includes your name and account number, and your reasons for the request. Not later than 60 days after receiving your request, your servicer must make any appropriate corrections to your account and must provide you with a written clarification regarding any dispute. During this 60-day period, your servicer may not provide information to a consumer reporting agency concerning any overdue payment related to such period or qualified written request.

Damages and Costs

Section 6 of RESPA also provides for damages and costs for individuals or classes of individuals in circumstances where servicers are shown to have violated the requirements of that section.

Servicing Transfer Estimates by lender

1. The following is the best estimate of what will happen to the servicing of your mortgage loan:

We may assign, sell or transfer the servicing of your loan sometime while the loan is outstanding.

We are able to service your loan, and we will will not haven't decided whether to service your loan.

We do not service mortgage loans, and we presently intend to assign, sell or transfer the servicing of your mortgage loan, You will be informed about your servicer.

2. For all the mortgage loans that we make in the 12 month period after your loan is funded, we estimate that the percentage of mortgage loans for which we will transfer servicing is between:

0 to 25% 26 to 50% 51 to 75% 76 to 100%

This estimate does/does not include assignments, sales or transfers to affiliates or subsidiaries. This is only our best estimate and it is not binding. Business conditions or other circumstances may affect our future transferring decisions.

3. This is our record of transferring the servicing of the mortgage loans we have made in the past:

YEAR	PERCENTAGE OF LOANS TRANSFERRED (Rounded to Nearest Quartile 0%, 25%, 50%, 75%, or 100%)
2001	100%
2002	100%
2003	100%

This information does does not include assignments, sales or transfer to affiliates or subsidiaries.

ACKNOWLEDGEMENT OF MORTGAGE LOAN APPLICANT

I / we have read this disclosure and understand its contents, as evidenced by my/our signature (s) below.

X _____
Applicant Date

X _____
Applicant Date

X _____
Applicant Date

X _____
Applicant Date

POTENTIAL SERVICING TRANSFER

FHA/VA DISCLOSURE NOTICE

LOAN NO.: NOT ASSIGNED

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