



Rural Home Loans

for the homeowner living in Rural America

Conventional Rural Home Loan Program

The homeowner desiring to live in Rural America now has long term fixed rate financing available. The property's primary use must be residential; however, income may be generated from a small farming operation.

Key Criteria for Eligible Rural Home Loans:

- Single-family, owner-occupied, detached residence located on the property.
- As a guideline, the contributory value of the dwelling should represent 35% or more of the total loan amount not to exceed \$417,000.
- Max dwelling Value allowed is \$247,184.
- Property must be located in a rural area with a town or municipality having a population of 2,500 or less inhabitants.
- Private mortgage insurance is required on loans with a loan-to-value greater than 80%.
- Maximum loan-to-value is 97%.
- Loan must be secured by a first lien.
- Escrow for taxes and insurance required on loans with a loan-to-value greater than 80%.

Advantages of Our Conventional Rural Home Loans:

- Competitively priced conventional interest rate products available.
- Standard residential mortgage documents and credit underwriting criteria used.
- Monthly payments.
- No pre-payment penalty.

Home Loans for the Rural Homeowner:

- Property may be used for both residential and agricultural purposes.
- No maximum acreage limitation.
- Property may be accessed by a private road.
- Easements may be permissible provided such easements do not render the property unmarketable.
- Manufactured housing acceptable (double-wide and larger).

For more information, contact:

Colorado Federal Savings Bank Commercial Division, www.cofedbankcommercial.com
10475 Park Meadows Drive, Suite 600
Lone Tree, Colorado 80124

Mike Kidwell direct: 303-771-1031

info@cofedbankcommercial.com

E-mail us a Fannie Mae package with description of property or appraisal.

Go here: www.census.gov Then go to Population Finder on the upper right side.

Leading the Way in Providing Residential Financing in Rural America.

Rural and Part Time/Hobby Farm Loan Fees

The fees for mortgage loans sold to Colorado Federal Savings Bank are below. Below fees are subject to change without notice.

The fees are as follows:

Fees to Cofedbank

Underwriting Fee	\$600
Processing Fee	350
Doc Prep Fee	200
Tax Service	75
MERS	15
Flood Certification	20
<u>Wire & Purchase Review</u>	<u>200</u>
Total Charges	\$1,460

Ancillary Additional Fees

Rush Underwriting Charge	\$150
Rush UW Conditions Charge	\$125
Rush Funding Charge	\$150

Appraisal	TBD
Appraisal Review	\$250

For Underwriting:

When a file is delivered for underwriting, we allow up to 7 **business days** for the file to be initially underwritten from the date of delivery. The file must be acco-fastened in a manila file folder and stacked according to the Request for Underwriting. For conditions received, there is a 5 **business day** turnaround from the date received for the underwriter to review the conditions. No piece-meal conditions are allowed and all conditions should be emailed, faxed or overnighted to the attention of Christy Michele. If there is a request to “rush” the above processes a fee will be imposed on the file, please see above for ancillary fees.

Colorado Federal Saving Bank Commercial Division

www.CofedBankCommercial.com



ALL DOCUMENTS MUST BE IN COLORADO FEDERAL SAVINGS BANK'S NAME

Loan Registration Part-Time Hobby Farm or Rural Home Loans Date: _____
 Contact Name: _____ Phone: _____ Cell: _____
 Address: _____ Fax _____
 City, State, Zip: _____ E-Mail _____

Borrower Information	Borrower 1	Borrower 2
Name		
All Three Credit Scores		

Title will be held in what name(s)? _____
 Manner Held? _____
 Loan Amount? \$ _____ Interest Rate: _____ % Amortization _____ 15, 30 or 40 years?
 Origination Paid by Borrower to Broker: _____ Buy Down? (Circle One) Yes or No
 (Check One) Rural Home Loan Program _____ Part-Time Hobby Farm Loan Program _____
 If Rural Home Loan Program is property located in a city with 2,500 or less population? (Circle One) Yes or No
 Check population of the city by going here: www.census.gov

Describe the Program you want and any other Requests:

PURCHASE

Purchase Price: \$ _____ (If applicable) Seller Concessions: \$ _____
 Seller E-Mail: _____ Purchase Contract Close Date: _____

REFINANCE

Est. Current Property Value \$ _____ Purchase Date: _____ Original Purchase \$ _____
 Total Amount of Existing Liens \$ _____ Current Property Owner's Name _____
 Owner's E-Mail _____ Owner's Phone _____
 NO Cash Out: Yes or No OR Cash Out: Yes or No Amount of Cash Out \$ _____
 Purpose for Cash Out? _____

REQUIRED INFORMATION TO ORDER APPRAISAL IS BELOW

Property Type? (circle one) Part-Time Hobby Farm or Rural Home
 Property Address _____
 City _____ State _____ Zip _____ County _____
Title Work: Ordered by Colorado Federal Savings Bank. We use Fidelity Title a nationwide title company
 Escrow Company (if app) _____ Phone _____
 E-Mail _____

Request for Review
Rural Home Loan (RHL) or Part-Time Farm (PTF)

Broker Name: _____ Date: _____

E-Mail Address: _____ Phone #: _____

Borrower's Name _____ Requested Loan Amount: _____

Rural Home: ____ Part-Time Farm: ____ Purchase or Refi (please circle)

Documentation Type: __ Full Doc. or __ Stated income/ verified asset

**** Please note: Stated income, SISA are not eligible under the Part Time Farm Program.**

- If submitting a complete scanned copy send to Christy.Michele@CoFedBankCommercial.com
- If sending the submission by overnight, the following are to be acco-fastened and submitted in a legal-sized file folder in order.

General Information

- _____ CoFed Bank Commercial Broker Package Completed.
- _____ DU/DO Findings (if applies)
- _____ Memo detailing any pertinent information relative to the transaction

Application (Rural Home Loans and Part Time Farm Loans)

- _____ Transfer Letter or Broker Agreement (if originated by a third party)
- _____ Transmittal Summary (FNMA 1008)
- _____ typed Loan Application – copy only (FNMA 1003)
- _____ Initial Loan Application (signed and dated by all parties) with all sections completed.
- _____ If the loan is a joint application, top of page 1 must be signed by all borrowers
- _____ Certificate and Authorization for CoFed Bank Commercial (signed)

Credit/Liabilities (Rural Home Loans and Part Time Farm Loans)

- _____ Residential Mortgage Credit Report or Tri-Merge Credit Report within 45 days of the application date including all supplements (all reports pulled since application date).
- _____ Borrower's Letter of Explanation for all adverse credit items (signed and dated)
(Required on all Part-Time Farm loans) (Required on an as needed basis for Rural Home loans)
- _____ Documentation addressing credit and/or liabilities (i.e. VOM, VOR, VOL, cancelled checks, etc).

Assets (Rural Home Loans and Part Time Farm Loans)

- _____ Documentation regarding verifying of assets (i.e. VOD, Bank Statements, 401K statements, Gift Letter, etc.
****Make sure COMPLETE bank statements are provided that include ALL pages. Statement must reference the institutions name and the borrower's name**

Income (Rural Home Loans and Part Time Farm Loans)

- _____ W2 income documentation (i.e. Verbal VOE, Written VOE, Current paystub w/in 30 days of closing showing a minimum of 30 days worth of income, W2, 1099, etc.)
- _____ Fixed Income documentation (i.e. Current Awards letter, 36 months continuance, etc.)
- _____ Self Employed documentation (i.e. Complete signed personal and/or business returns for the last 2 yrs., YTD P&L, etc)
- _____ Alternative documentation (i.e. Verbal VOE, Verification of business address and phone number, signed 4506T, proof self employed for 2 yrs, proof of the business name, address, and phone number, etc.) **NOT ALLOWED FOR PART TIME FARM LOANS**

Property (Rural Home Loans)

- _____ Copy of the recorded warranty deed
- _____ Copy of the sales contract or cost to construct
- _____ Complete Hard Copy Appraisal including the complete cost approach and specific land sale info used to determine the site value. Forms 1004 or 1004C for manufactured homes are needed regardless of the DU findings.)
 - _____ Photos of all outbuildings and an "AS IS" Value for each
 - _____ Property Qualification Certification Form- (Appraiser completes provided by CoFed Bank)
- _____ RESPA documents signed and dated by all borrowers
 - _____ GFE (prepared within 3 business days of application date)
 - _____ TIL (prepared within 3 business days of application date)
 - _____ Settlement Cost Booklet Acknowledgement (typically found on the GFE)
 - _____ ECOA notice
 - _____ Fair Credit Reporting Notice
 - _____ Appraisal Report Notice
 - _____ Initial Notice of Transfer of Servicing
 - _____ both pages of the FACT ACT
- _____ Preliminary Title Binder/Commitment with an effective date within 90 days of close.
 - _____ 24 month chain of title

Property (Part Time Farms)

****For Loan Amounts greater than \$750,000 and/or Appraised Value greater than \$1,000,000 a review appraisal will be ordered by CoFed and the cost passed along to the borrower**

- Copy of the recorded warranty deed
- Complete Hard Copy appraisal. Acceptable forms that can be used are: FNMA URAR Form 1004 or 1004C; or, the UAAR
- Copy of the Appraiser's Current License (for all appraisers signed on the appraisal). **** PLEASE NOTE THE APPRAISER MUST BE A STATE CERTIFIED APPRAISER**** (different then state licensed)
- Photos of all outbuildings on the property and an "AS IS" Value for each
- Appraisal Engagement Letter
- Detailed Statement of highest and best use
- Specific land sale info
- Environmental Survey
- Excess Land Addendum (if applies)
- Excess Improvements Addendum (if applies)
- RESPA documents signed and dated by all borrowers
- GFE (prepared within 3 business days of application date)
- TIL (prepared within 3 business days of application date)
- Settlement Cost Booklet Acknowledgement (typically found on the GFE)
- ECOA notice
- Fair Credit Reporting Notice
- Appraisal Report Notice
- Initial Notice of Transfer of Servicing
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Please answer the following questions: (Rural Home Loans and Part Time Farm Loans)

- for LTV's 80% or less, would your borrower like to exercise their option to Escrow Taxes and Insurance?
YES or NO (PLEASE CIRCLE ONE)

****** PLEASE NOTE REGARDLESS OF THE LTV ESCROWS WILL BE REQUIRED ON ALL LOANS AND ALL ALT. LOANS.**

*****PLEASE NOTE: A COMPLETE UNDERWRITING PACKAGE WILL BE REQUIRED INCLUDING THE APPRAISAL; HOWEVER, IF THE TITLE HAS NOT BEEN RECEIVED THE LOAN CAN BE SUBMITTED INTO UNDERWRITING WITHOUT THIS ONE DOCUMENT (ALL OTHER DOCUMENTS ARE REQUIRED).**

*******NOTE: DUE TO THE MANY VARIABLES INVOLVED IN INDIVIDUAL LOAN FILES; COFED RESERVES THE RIGHT TO REQUIRE ADDITIONAL DOCUMENTATION AS NECESSARY**