

HOME EQUITY AND EQUITY LINE APPLICATION



Member Number:
(Number assigned by the Credit Union)

To expedite the processing of your loan, fax us your:

- completed application
- copy of current mortgage(s)
- most recent mortgage statement
- state equalized value or tax assessed value
- proof of income
- proof of insurance

to 248-322-6512 before mailing.

When you have completed this form, please mail it to
Genisys Credit Union, P.O. Box 436034, Pontiac, MI 48343-6034.

I/We give authorization for the
\$75.00 appraisal fee to be
deducted from my/our:

- Checking
 Savings

Amount Applied For

\$ _____

Use the equity equation on the reverse side to see how much you
may qualify for.

Intended Use of Loan

Collateral property must be owner-occupied.

Choose one of the following:

Fixed-Rate, Fixed-Term Home Equity Loans

- 3 Yr. 5 Yr. 7 Yr. 10 Yr.

Equity Line Variable-Rate Line of Credit

Do you currently have a second mortgage or home
equity loan on the property? Yes No

**Not all borrowers may qualify.*

Please Print

PRIMARY MEMBER INFORMATION

Last Name		First Name		Middle Name		Social Security Number	
Home Address				Home Phone ()		Birthdate	
City			State	Zip	Years at this Address		
Are you a United States citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, provide copy of work visa.							
Employer				Business Phone ()			
Position				Date Hired			
Please attach proof of income: Gross Income \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Semi-monthly <input type="checkbox"/> Weekly <input type="checkbox"/> Bi-weekly							
If applying for joint or secured credit or residing in a community property state, indicate your marital status: <input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated							
You are not required to disclose income from alimony, child support, or separate maintenance, but if you want this income considered in conjunction with this application, complete the following:							
Payer	Amount per Month	Alimony/Child Support		Other Income Monthly Amount			
Years Remaining	Current for last six months?	<input type="checkbox"/> Yes <input type="checkbox"/> No		Source			
	Arrearages owing?	<input type="checkbox"/> Yes <input type="checkbox"/> No					

JOINT APPLICATION INFORMATION

Last Name		First Name		Middle Name	
Relationship to Applicant		Social Security Number		Birthdate	
Home Address				Home Phone ()	
City			State	Zip	
Employer				Business Phone ()	
Position				Date Hired	
Please attach proof of income: Gross Income \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Semi-monthly <input type="checkbox"/> Weekly <input type="checkbox"/> Bi-weekly					

SUBJECT PROPERTY *(Real estate proposed as collateral)*

Property Street Address	City	County	State	Zip
Legal Description (Attach Description)				
Title is Held in What Name(s)			Tax Assessed Value (Attach Copy)	

EXISTING LENDERS *Mortgage Lender/Vendor (for collateral property)*

Present Home: <input type="checkbox"/> Free & Clear <input type="checkbox"/> Mortgaged	Mortgage Payment	Mortgage Balance
Lender Name — First Mortgage		Account Number
Annual Taxes	<input type="checkbox"/> Escrowed <input type="checkbox"/> Paid Separately	
Other Mortgage Lender	Loan Balance	Account Number

PAYMENT PROTECTION

I/We understand that Payment Protection is NOT required as a condition for credit. Neither the borrower nor the co-borrower is eligible for life insurance after reaching his or her 71st birthday or disability insurance after his or her 66th birthday. Please indicate coverage requested.

Check coverage(s) desired. The credit union will disclose the cost of this voluntary insurance to you. A separate insurance election which discloses the terms and conditions must be signed for coverage to become effective.

- Single Credit Disability
 Joint Credit Disability
 Single Credit Life
 Joint Credit Life

Please Initial _____

I/We hereby certify that all statements made by me/us on this application are true and complete and are submitted for the purpose of obtaining credit and that the Credit Union may rely on them for such determination. I have read the initial disclosure statement for Equity Line.

Date _____ Applicant Signature _____

Date _____ Co-Applicant Signature _____

I agree to be jointly obligated.

Please Initial _____

Date _____ Second Co-Applicant Signature _____

I agree to be jointly obligated.

Please Initial _____

Our credit decision in granting this loan request will be based on information provided in this application and a report from an established credit reporting agency. The results of our decision will be made available to you in accordance with the terms of the Fair Credit Reporting law and the Equal Credit Opportunity Act.



P.O. Box 436034, Pontiac, MI 48343-6034
Phone: 248.322.9800 / 800.521.8440 Fax: 248.322.6512
www.genisyscu.org



02/13

GENISYS CREDIT UNION EQUITY LINE OF CREDIT INITIAL DISCLOSURE STATEMENT

RETENTION OF INFORMATION: This disclosure contains important information about our Home Equity Line of Credit. **You should read it carefully and make a copy for your records.**

All of the terms described below are subject to change.

If these terms change (other than the **ANNUAL PERCENTAGE RATE**) and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees you paid to us or anyone else in connection with your application.

SECURITY INTEREST: We will take a security interest in/mortgage on your home (collateral property). You could lose your home (collateral property) if you do not meet the obligations in your agreement with us.

POSSIBLE ACTIONS: We can terminate your account, require you to pay us the entire outstanding balance in one payment and charge you certain fees. If you ask, we will give you more specific information concerning when we can take these actions.

We can refuse to make additional extension of credit or reduce your credit limit if:

- 1) You engage in fraud or material misrepresentation in connection with the line.
- 2) You do not meet the repayment terms.
- 3) Your action or inaction adversely affects the collateral or our rights in the collateral.
- 4) The value of the dwelling securing the line declines significantly below its appraised value for the purposes of the line.
- 5) We reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances.
- 6) You are in default of a material obligation in the agreement.
- 7) Government action prevents us from imposing the **ANNUAL PERCENTAGE RATE** provided for or impairs our security interest such that the value of the interest is less than 120% of the credit line.
- 8) A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice.
- 9) The maximum **ANNUAL PERCENTAGE RATE** is reached.

The initial agreement permits us to make certain changes to the terms of the agreement at specified times or upon the occurrence of the specified events.

MINIMUM PAYMENT REQUIREMENTS: You can obtain advances of credit for 5 years (“the Draw Period”). We may extend the Draw Period at our discretion. During the Draw Period, payments will be due monthly. The minimum payment is \$50.00 per month, or will be determined monthly and calculated at 1.20% of the current balance (rounded up to the nearest \$100), whichever is more, or your account balance. If interest owed exceeds this amount, you will be billed for interest only. After the Draw Period ends, you will no longer be able to obtain credit advances, and all outstanding principal and interest must be repaid (the “Repayment Period”). The length of the Repayment Period will depend on the date and amount of the last

loan advance. The minimum payment may not fully repay the principal that is outstanding on your line. You may be required to pay the entire balance in a single “balloon” payment.*

MINIMUM PAYMENT EXAMPLE: The minimum monthly payment is 1.20% of the unpaid balance (rounded up to the nearest \$100) or a minimum payment of \$50.00, whichever is greater. If you had an outstanding balance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 7.50% the minimum monthly payment would be \$120.00.

FEES AND CHARGES: You may pay the following fees:
Appraisal fee: \$150 to \$400 at closing
Title Insurance fee: \$100 to \$900 at closing

An exact disclosure listing all fees will be made at the time of closing.

MINIMUM DRAW AND BALANCE

REQUIREMENTS: The minimum credit advance you can receive is \$100. There is no minimum balance required to maintain your line of credit.

TAX DEDUCTIBILITY: You should consult a tax adviser regarding the deductibility of interest and charges for the line.

VARIABLE-RATE FEATURE: The plan has a variable-rate feature and the **ANNUAL PERCENTAGE RATE** can change the term of the line as a result.

The **ANNUAL PERCENTAGE RATE** is based on the value of an index. The index is the highest Prime Rate as published in the Money Rates Section of The Wall Street Journal in effect each month on the day preceding the first day of each calendar month of each year. To determine the **ANNUAL PERCENTAGE RATE** that will apply to your line, we add a margin to the value of the index, plus factor based on credit score.

Ask us for the current index value, margin and **ANNUAL PERCENTAGE RATE**.

The **ANNUAL PERCENTAGE RATE** includes only interest and no other costs.

Genisys Credit Union does not charge a discounted or premium rate.

RATE CHANGES: The **ANNUAL PERCENTAGE RATE** can change on the first day of each calendar month of each year. The maximum **ANNUAL PERCENTAGE RATE** that can apply is 18.00%. Except for this 18.00% “cap”, there is no limit on the amount by which the rate can change during any period. The current rate will be provided on periodic statements sent to you.

MAXIMUM RATE AND PAYMENT EXAMPLES: If you had an outstanding balance of \$10,000 during the Draw Period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would

be \$120.00. This **ANNUAL PERCENTAGE RATE** could be reached during the first month of the Draw Period. The periodic payment may substantially increase or decrease.

NEGATIVE AMORTIZATION: Under some circumstances your payments will not cover the finance charges that accrue and “negative amortization” will occur. Negative amortization will increase the amount that you owe us and reduce your equity in your home.

FLOOD INSURANCE: A Flood Insurance Certification will be done on your home (collateral property). You will be required to purchase and maintain a flood insurance policy if it is determined that your home (collateral property) may be located in a special flood area and/or mud-slide hazard zone as defined by the National Flood Insurance Act. If it is not, and in the future the Federal Emergency Management Agency reverses their flood determination and determines that the property is located in a special flood hazard area, flood insurance must be obtained and maintained by you.

LOAN SERVICING STATEMENT: Currently, Genisys Credit Union does not escrow for Property tax or Homeowners Insurance for any of our Home Equity or Line of Credit products.

*We reserve the right to increase your monthly payment to an amount sufficient to cover the monthly interest due.

All rates and fees listed in this brochure were in effect at the time of printing and are subject to change.

Home Equity Quick App

This application will help determine whether you may qualify for a Home Equity Loan or Equity Line. Once we receive your request, we will send you your Home Equity Application Kit.

Use this equation to calculate your available equity.

	Your Home	Example
Appraised or Assessed Value of your Home	\$ _____	\$200,000
x .95%	\$ _____	\$190,000
Subtract Your First Mortgage Balance	\$ _____	-\$100,000
Your Equity	\$ _____	*\$90,000

PROPERTY MUST BE OWNER OCCUPIED.

*The minimum line of credit or loan amount is \$5,000. Certain criteria must be met to qualify for 95% LTV.