



Relationship Lending

LOAN APPROVAL *

Date: _____

TO:
Company: _____
Phone Number: _____
Contact Person: _____
BORROWER: _____
Line Amount: _____
Line Purpose: _____

FROM:
TCF Lender: _____
Phone Number: _____
Email: _____
App ID: _____

(i.e., Purchase or Refi, Stand-Alone, show P&I \$ Int Only) Variable Rate = Prime + _____ (margin)

Initial Interest Rate: _____ **Initial APR:** _____ **** Initial Monthly Payment:** _____
 (Interest only for 10 years)

Collateral Address: _____

* Final approval subject to receipt of checked items and verification of compliance with TCF policies.
Information must be submitted three (3) business days prior to release of TCF documents.

Required

by TCF CHECKED items in the "Required by TCF" column are required by TCF for final approval.

1. 1st Mortgage/Approval not to Exceed (enter amount): _____.
2. Final 1003 for first lien or Closing Disclosure: _____
3. Final 1008 for first lien or Closing Disclosure _____
4. Income Verification
 - 2 pay stubs (recent in 90 days) _____
 - Tax returns _____
 - Provide good contact number for TCF to perform a VOE (has to be completed within 15 days of signing) _____
 - Other: _____
5. Proof of Recently Paid-off Debt (enter amount): _____
6. Payoff of Required Debts (enter amount): _____
7. Proof of Sale of Current Home (enter amount): _____
8. Appraisal (1st generation text type)
 - Appraised review has been ordered and waiting for final approval of appraisal.
 - Full appraisal is still needed in order to complete the appraisal review.
9. Final Property/Certificate of Completion Inspection: _____
10. Purchase Contract: _____
11. Homeowner's Insurance Binder listing TCF National Bank as 2nd Mortgagee at:
Attn: Escrow Department, Mail Code: PCC-2E-I, 1405 Xenium Lane N, Plymouth, MN 55441
12. Provide Title Co. Closing Info (name, phone #, email, etc.)
13. Title Work: _____
14. Please list exact full vesting: _____
15. If applicant is not a U.S. citizen, evidence that applicant is legally present in the U.S: _____
 * Please follow instructions from your TCF Relationship Lender
16. Wiring Instructions
17. TCF Doc 913 – Title Company Closing Fee Form
18. Sign /Fund Dates (use as applicable) – **We will deliver documents after Closing Disclosure is received.**
 - Docs needed by: _____
 - Docs signed by: _____
 - Funding date: _____
19. Disbursement Amount \$: _____
20. Verification of HOA Dues: _____
21. Flood Certification: Go to URL: <https://online accurategroup.com/ClientServices/>
 - User name = tcfflood
 - Password = tcfflood1 ID #:
22. Other (TCF fill in): _____

** PRODUCT HIGHLIGHTS

- 10 year draw period, 20 year repayment period.
- Interest only payments during the draw period.
- Qualified at 30-year fully amortized payment.
- No early termination fee or prepayment penalty.
- \$75 Annual Fee during the draw period.
- During the repayment period, the minimum payment may not be enough to cover all the interest if the index increases after the Payment Change Date, which changes annually. On the final payment due date, the borrower must pay any remaining account balance. This payment may be substantially higher than the regular monthly payment and is sometimes referred to as a "balloon" payment.