

COPY OF APPRAISAL REPORT

You have the right to a copy of the appraisal report to be obtained in connection with the loan for which you are applying, provided that you have paid for, or are willing to pay for the appraisal report. If you want a copy of the appraisal report, please call Paradigm Mortgage Corporation at (916) 855-1100, or submit a written request to:

Paradigm Mortgage Corporation
9370 West Stockton Boulevard, Suite 120
Elk Grove, CA 95758

This appraisal was used for lending purposes only and is not to be used for marketing purposes.

The signature(s) below acknowledge your receipt of this notice of your right to a copy of the appraisal report.

Date: _____



Paradigm Mortgage Corporation

BORROWER'S CERTIFICATION & AUTHORIZATION

Certification

The undersigned certify the following:

I/We have applied for a mortgage loan with Paradigm Mortgage Corporation. In applying for the loan,

1. 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 make no misrepresentations in loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that Paradigm Mortgage Corporation reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, 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:

1. I/We have applied for a mortgage loan with Paradigm Mortgage Corporation. As part of the application process, Paradigm Mortgage Corporation 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.
2. I/We authorize you to provide to Paradigm Mortgage Corporation, and any lender or investor that may fund my mortgage, any and all information and 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.

Paradigm Mortgage Corporation or any lender/investor that funds or purchases the mortgage, or the Mortgage Guaranty Insurer (if any), may address this authorization to any party named in the loan application.

3. A copy of this authorization may be accepted as an original.
4. Your prompt reply to Paradigm Mortgage Corporation or lender/investor that purchased the mortgage is appreciated.

BORROWER'S SIGNATURE

DATE

SOCIAL SECURITY #

BORROWER'S SIGNATURE

DATE

SOCIAL SECURITY #



Paradigm Mortgage Corporation

EQUAL CREDIT OPPORTUNITY ACT

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (providing that the applicant has the capacity to enter into a binding contract); because all or part of the applicant’s income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with the law convening this creditor is the FEDERAL DEPOSIT INSURANCE CORPORATION, 25 Ecker Street, Suite 2300, San Francisco, CA 94105, (415) 546-1810.

RIGHT TO FINANCIAL PRIVACY ACT

This is notice to you as required by the Right to Financial Privacy Act of 1978 that the Department of Housing & Urban Development or the Veterans Administration has a right of access to financial records held in a financial institution in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to the Department of Housing and Urban Development without further notice or authorization, but will not be disclosed or released to another government agency or department without your consent except as required or permitted by law.

CIVIL CODE SECTION 1812.30

Civil Code Section 1812.30 requires notice that “the applicant, if married, may apply for a separate account”.

VOLUNTARY INFORMATION FOR GOVERNMENT MONITORING PURPOSES

If this loan is for the purchase or construction of a home, any information regarding race, national origin, sex, marital status or age is requested by the Federal Government to monitor this lender’s compliance with Equal Credit Opportunity and Federal Anti-Discrimination statutes. This law provides that a lender may neither discriminate on the basis of this information nor on whether or not it is furnished. Furnishing this information is optional.

ACKNOWLEDGEMENT OF RECEIPT

I/WE RECEIVED A COPY OF THIS NOTICE

DATE

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF APPLICANT



Paradigm Mortgage Corporation

STATE OF CALIFORNIA FAIR LENDING NOTICE

It is illegal to discriminate in the provision of or in the availability of financial assistance because of the consideration of:

- 1. Trends, characteristics or conditions in the neighborhood or geographic area surrounding a housing accommodation unless the financial institution can demonstrate in the particular case that such consideration is required to avoid an unsafe and unsound business practice, or
- 2. Race, color, religion, sex, marital status, national origin or ancestry.

It is illegal to consider the racial, ethnic, religious or national origin composition of a neighborhood or geographic area surrounding a housing accommodation or whether or not such composition is undergoing change, or is expected to undergo change, in appraising a housing accommodation or in determining whether or not, or under what terms and conditions, to provide financial assistance.

These provisions govern financial assistance for the purpose of the purchase, construction, rehabilitation or refinancing of one to four-unit family residences occupied by the owner and for the purpose of the home improvement of any one to four-unit family residences.

If you have any questions about your rights, or if you wish to file a complaint, contact the management of this financial institution, or:

CALIFORNIA STATE BANKING DEPARTMENT
1107 9th Street, Suite 260
Sacramento, CA 95841

ACKNOWLEDGEMENT OF RECEIPT

I/WE RECEIVED A COPY OF THIS NOTICE

DATE

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF APPLICANT

FLOOD ZONE NOTIFICATION

In accordance with the Federal Flood Disaster Protection Act of 1973, this is to certify that we are aware that the subject property, which we are purchasing, may be in a Special Hazard Area as designated by the Federal Insurance Administration (FIA), and as such will require Flood Insurance Coverage, but due to the procedures established by the FIA, the lender may not be able to obtain information needed for the exact area identification prior to the closing of the loan.

Therefore, we hereby understand and agree that if at any time prior to or after the closing of our loan the lender is able to determine that on, or prior to, the date of closing or recording (depending on local lending practices) the above property was located in a designated Special Hazard Area and flood insurance is required. We hereby authorize the lender to secure flood insurance of the required amount and type to be placed upon said property. Furthermore, we hereby agree to pay the first year's premium for such insurance either by cash or through impounds, and authorize the lender to increase our monthly impound payments to provide sufficient funds for subsequent annual insurance premiums.

We also understand that this policy cannot be cancelled, as it is a regulation of the Government. In the even that we cancel it, it will be a default under the Veterans Administration and the Federal Housing Administration regulations and the Note will become due and payable on our mortgage loan.

DATE

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF APPLICANT



Paradigm Mortgage Corporation

LOAN LOCK STATEMENT

LOAN PRICING/LOCKING

You have completed an application with Paradigm Mortgage Corporation for a mortgage loan. At present, Paradigm Mortgage Corporation has not received instructions from you to lock in your interest rate and points on this transaction. As a result, your loan is not locked in and is considered “floating” until a lock-in is made.

Should you desire to lock-in the interest rate and points on your loan transaction, a request should be made to your Paradigm Mortgage Corporation loan officer. Your loan is not considered locked in until you have received a signed written confirmation from a Paradigm Mortgage Corporation loan officer.

VERBAL REPRESENTATIONS

Any verbal representations made by any Paradigm Mortgage Corporation employee are not considered to be binding upon Paradigm Mortgage Corporation. If you consider a representation made by a Paradigm Mortgage Corporation employee to be important, please request that the representation be signed and in writing.

I/We have read and understand and agree to the above notice

BORROWER’S SIGNATURE

DATE

BORROWER’S SIGNATURE

DATE



Paradigm Mortgage Corporation

MORTGAGE LOAN ORIGINATION AGREEMENT

You, the applicant(s), agree to enter into this Mortgage Loan Origination Agreement with Paradigm Mortgage Corporation as an independent contractor to apply for a residential mortgage loan from a participating lender with which Paradigm Mortgage Corporation from time to time contracts upon such terms and conditions as you may request or that a lender may require.

You inquired into mortgage financing with Paradigm Mortgage Corporation on _____
Date

Paradigm Mortgage Corporation is a licensed mortgage broker with the California Department of Real Estate.

1. NATURE OF RELATIONSHIP. In connection with this mortgage loan, Paradigm Mortgage Corporation is acting as an independent contractor. Paradigm Mortgage Corporation enters into separate independent contractor agreements with various lenders. While we seek to assist you in meeting your financial needs, Paradigm Mortgage Corporation does not distribute the products of all lenders or investors in the market and therefore cannot *guarantee* the lowest price or the best terms available in the entire market.

2. OUR COMPENSATION. The lenders whose loan products we distribute generally provide their loan products to us at a wholesale rate. The retail price we offer you – *your interest rate, total points and fees* – will include our compensation. In some cases, either you or the lender may pay us all of our compensation. Alternatively, both you and the lender may pay us a portion of our compensation. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees. Also, in some cases, if you would rather pay less up-front, you may be able to pay some or all of our compensation indirectly through a higher interest rate in which case we will be paid directly by the lender. We also may be paid by the lender based on (1) the value of the mortgage loan or related servicing rights in the market place, or (2) other services, goods or facilities performed or provided by us to the lender.

By signing below, the applicant(s) acknowledge receipt of a copy of this signed agreement.

PARADIGM MORTGAGE CORPORATION

APPLICANTS

By

Name

Date

Name



Paradigm Mortgage Corporation

OCCUPANCY DECLARATION

To: Paradigm Mortgage Corporation

Re: Borrower: _____ Loan #: _____

Property Address: _____

The undersigned buyer of the above-described property does hereby declare, under penalty of perjury, as follows:

- 1. _____ I/We intend to occupy the property as my/our primary or secondary residence
- 2. _____ I/We do not intend to occupy the subject property

Should the buyer's intention change prior to the close of the transaction, then it is agreed that the lender will immediately be notified of the fact. The buyer understands that without this declaration of intention, the lender may not make the loan in connection with the property.

I/We declare, under penalty of perjury, that the foregoing declaration is true and correct.

Dated: _____

Buyer

Buyer



Paradigm Mortgage Corporation

RESPA SERVICING DISCLOSURE

Lender: Paradigm Mortgage Corporation
9370 West Stockton Boulevard, Suite 120
Elk Grove, CA 95758

NOTICE TO FIRST LIEN MORTGAGE LOAN APPLICANTS: THE RIGHT TO COLLECT YOUR MORTGAGE LOAN PAYMENTS MAY BE TRANSFERRED; FEDERAL LAW GIVES YOU CERTAIN RELATED RIGHTS. IF YOUR LOAN IS MADE, SAVE THIS STATEMENT WITH YOUR LOAN DOCUMENTS. SIGN THE ACKNOWLEDGEMENT AT THE END OF THIS STATEMENT ONLY IF YOU UNDERSTAND ITS CONTENTS.

Because you are applying for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA - 12 U.S.C. Section 2601 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 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 no 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. The present servicer and the new servicer may combine this information in one notice, so long as the notice is sent to you 15 days before the effective date of transfer. The 15-day period is not applicable if a notice of prospective transfer is provided to you at settlement. The law allows a delay in the time (not more than 30 days after a transfer) for services to notify you, upon the occurrence of certain business emergencies.

The 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 numbers of the new servicer, and the 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. 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. section 2601) gives you certain consumer rights, whether or not your loan servicing is transferred. If you send a "qualified written request" to your servicer, 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 the information regarding your request. No later than 60 business days after receiving your request, your servicer must make any appropriate corrections to your account, or must provide you with a written clarification regarding any dispute. During this 60 business day period, your servicer may not provide information to a consumer reporting agency concerning any overdue payment related to such prior or qualified written request.

A business day is any day in which the offices of the business entity are open to the public for carrying on substantially all of its business functions.

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 requirement of that Section.

Servicing Transfer Estimates

- 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 while the loan is outstanding. We are able to service your loan and we will [] will not [] have not decided [] whether to service your loan. OR We do not service mortgage loans, and we have not serviced mortgage loans in the past three years. We presently intend to assign, sell or transfer the servicing of your mortgage loan. You will be informed about your servicer. We assign, sell or transfer the servicing of some of our loans while the loan is outstanding depending on the type of loan and other factors. For the program you have applied for, we expect to: [] sell all of the mortgage servicing [] retain all of the mortgage servicing [x] assign, sell or transfer 100% of the mortgage servicing. 2. For all the first lien mortgage loans that we make in the 12-month period after your mortgage loan is funded, we estimate that the percentage of mortgage loans for which we will transfer servicing is between: [] 0-25% or None [] 26-50% [] 51-75% [x] 76-100% or All

This estimate [x] 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. [x] We have previously assigned, sold or transferred the servicing of first lien mortgage loans. OR

This is our record of transferring the servicing of the first lien mortgage loans we have made in the past:
Table with 3 columns: Year, Percentage of Loans Transferred, (Rounded to Nearest Quartile - 0%, 25%, 50%, 75%, or 100%)
Rows: 2002 (100%), 2003 (100%), 2004 (100%)

This information [x] does [] does not include assignments, sales or transfers to affiliates or subsidiaries.

Paradigm Mortgage Corporation

Date Present Servicer or Lender

ACKNOWLEDGEMENT OF MORTGAGE LOAN APPLICANT
I/We have read this disclosure form and understand its contents, as evidenced by my/our signatures below. I/We understand that this acknowledgement is a required part of the mortgage loan application.

Applicant Date Applicant Date