

NMLS#777126

# Bank of Commerce

FDIC

EQUAL HOUSING
LENDER

Chelsea 789-2567

Sequoyah 343-2567

Adair Ca 785-2446 266

Catoosa Tulsa 266-2567 270-2567 www.bankboc.com Pryor 24 H 825-2567 (918

24 Hour Banking (918) 266-4747

## BOC Real Estate Loan Application Packet – Short Form

Applicant			
Joint Applicant			
Attached as part of this packet are the following disclerecords:	osures pertai	aining to your loan for your review and for yo	<u>our</u>
Policy for Privacy and Security of Customer Information Insurance Disclosures – Consumer Credit Application Fair Credit Reporting Act Information Fair Credit Reporting Act Notice Notice – Right to Receive Copy of Appraisal Notice – Title Protection Documents Disclosure Statement to Mortgage Loan Applicants – Loan	n Servicing		
Documents that should be returned to us as part of yo	our applicatio	ion:	
Completed Real Estate Loan Application Form Previous two (2) years income tax returns Most recent W-2 from your employer Documentation for the collateral being offered to secure th contract Copy of your Homeowner's Insurance coverage page Marijuana Related Business Certification	ne Ioan, i.e. a ɗ	a copy of your deed or if a purchase a copy of th	ıe
Will the proceeds from the loan be used at any time for marijuana/cannaboids, or any of its byproducts include operations for the sales or cultivation of marijuana/ca_YesNo	ling CBD oil	oils, hemp oils, etc.? Including to fund	
Will the source of repayment for the loan come from marijuana/cannaboids, or any of its byproducts include operations for the sales or cultivation of marijuana/ca_YesNo	ling CBD oil	oils, hemp oils, etc.? Including funds from	
By signing below, you acknowledge receipt of the above-desc application. You are also authorizing Bank of Commerce to and to answer questions about Bank of Commerce's credit e	check your pe	personal and business credit and employment hist	tory
If the loan will be secured by a dwelling, we may order an apappraisal. We will promptly give you a copy of any appraisa appraisals for your own use at your own cost. By signing be appraisal three business days before the consummation of y either at or prior to consummation or account opening.	al, even if your low, you are w	ur loan does not close. You can pay for additional waiving the requirement to receive a copy of the	l
Applicant	Date	☐ We intend to apply for Joint Credit	
Joint Applicant	Date	☐ We intend to apply for Joint Credit	

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#### REAL ESTATE LOAN APPLICATION Loan Originator's Name (print or type) Loan Originator Identifier Loan Originator's Phone Number (including area code) Loan Origination Company's Name Loan Origination Company Identifier Loan Origination Company's Address If you are applying for individual credit in your own name, and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete only Sections A, B, D, E, and F, omitting C and the second part of D. If you are applying for joint credit with another person, complete all Sections. We intend to apply for joint credit: Applicant Co-Applicant If you are applying for individual credit, but are relying on income alimony, child support, or separate maintenance or on the income or assets of another person as the basis for repayment of the credit requested, complete all Sections to the extent possible, providing information in C about the person on whose alimony, support, or maintenance payments or income or assets you are relying. IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents. NO. OF MONTHS PROCEEDS TO BE USED FOR TYPE OF PROPERTY SECTION A - PROPERTY INFORMATION AND PURPOSE OF LOAN SUBJECT PROPERTY ADDRESS (street, city, state & zip) NO. OF UNITS LEGAL DESCRIPTION OF PROPERTY (Attach description if necessary) YEAR BUILT GENERAL DESCRIPTION OF SUBJECT PROPERTY (Type of Property, square footage, acreage, etc.) PURPOSE OF LOAN Complete this line if construction loan. ORIGINAL COST AMOUNT EXISTING LIENS (a) PRESENT VALUE OF LOT (b) COST OF IMPROVEMENTS ACQUIRED Complete this line if this is a refinance loan. AMOUNT EXISTING LIENS PURPOSE OF REFINANCE DESCRIBE IMPROVEMENTS MADE TO BE MADE ORIGINAL COST ACOUIRED TITLE WILL BE HELD IN WHAT NAME(S) MANNER IN WHICH TITLE WILL BE HELD SOURCE OF DOWN PAYMENT, SETTLEMENT CHARGES AND/OR SUBORDINATE FINANCING (explain) ESTATE WILL BE HELD IN: FEE SIMPLE LEASEHOLD (show expiration date) SECTION B - INFORMATION REGARDING APPLICANT (Use separate sheet if necessary.) SOCIAL SECURITY NUMBER PRESENT STREET ADDRESS CITY/STATE ZIP How long at this address? PREVIOUS STREET ADDRESS CITY/STATE How long at this previous address? E-MAIL ADDRESS PRESENT EMPLOYER NAME AND ADDRESS POSITION/TITLE YEARS EMPLOYED NAME OF SUPERVISOR BUSINESS PHONE PREVIOUS EMPLOYER-NAME AND ADDRESS PRESENT SALARY/COMMISSION NO. OF DEPENDANTS LIST DEPENDANTS BY AGE PER ALIMONY, CHILD SUPPORT OR SEPARATE MAINTENANCE INCOME NEED NOT BE REVEALED IF YOU DO NOT WISH TO HAVE IT CONSIDERED AS A BASIS FOR REPAYING THIS OBLIGATION ALIMONY, CHILD SUPPORT OR SEPARATE MAINTENANCE UNDER: Court Order Written Agreement Oral Understanding PER IS ANY INCOME IN THIS SECTION LIKELY TO BE REDUCED BEFORE THE CREDIT REQUESTED IS PAID OFF? ARE YOU A U.S. CITIZEN? NO YES (explain) Yes No HAVE YOU EVER HAD A LOAN FROM US? Checking Account No. Institution Name: NO YES - WHEN? Savings Account No. Institution Name: NAME OF NEAREST RELATIVE NOT LIVING WITH YOU RELATIONSHIP TELEPHONE NO. (area code) SECTION C - INFORMATION REGARDING JOINT APPLICANT OR OTHER PARTY (Use separate sheet if necessary.) RELATIONSHIP TO APPLICANT BIRTH DATE (if any) SOCIAL SECURITY NO PRESENT STREET ADDRESS CITY/STATE How long at this address? E-MAIL ADDRESS PRESENT EMPLOYER NAME AND ADDRESS POSITION/TITLE YEARS EMPLOYED NAME OF SUPERVISOR BUSINESS PHONE EXT PREVIOUS EMPLOYER-NAME AND ADDRESS

PRESENT SALARY/COMMISSION

NO. OF DEPENDANTS LIST DEPENDANTS BY AGE

SECTION C - INFORMATION RE	GARDING JO	INT APPLI	CANT OF	R OTHER PA	RTY	Y (Use separat	e sheet if	neces	sary.)	
ALIMONY, CHILD SUPPORT OR SEPARATE MAINT  ALIMONY, CHILD SUPPORT OR SEPARATE MAINT OTHER INCOME SOURCE		Court Order	EALED IF YOU	OU DO NOT WISH T	О НАУ	VE IT CONSIDERED Oral Understanding	AS A BASIS I	FOR REP	AYING THIS OBLIC	GATION.
S ANY INCOME IN THIS SECTION LIKELY TO B NO YES (explain)			REQUESTED						ARE YOU A	A U.S. CITIZEN?
HAVE YOU EVER HAD A LOAN FROM US? NO YES - WHEN? NAME OF NEAREST RELATIVE NOT LIVING WIT	Saving	ing Account No. s Account No. RESS		Institution 1		RE	LATIONSHIP		TELEPHONE NO	). (area code)
SECTION D - MARITAL STATUS	_									
APPLICANT Married Separated OTHER PARTY Married Separated	=	including single, di including single, di								
SECTION E - ASSET AND DEBT IN				1 1 1 1 1	,.			d	D/	,
If Section C has been completed, this section co-applicant related information with a "C"	n snouia be comp '. If Section C wa	s not complete	njormation d, only give	about both the a information abo	out th	cant ana co-appid ne applicant in thi	s section.	otner pe	rson. Piease m	агк
ASSETS OWNED (Use separate sheet i			ESTIMAT	ED SI	вле	CT TO LIEN?		NAM	E(S) OF OWN	ER(S)
CASH ON HAND AND ON DEPOSIT IN BANKS			VALUE	E		YES/NO				
DEPOSITS WITH SAVINGS AND LOANS AND CRE	EDIT UNIONS	\$								
AUTOMOBILES (make, model, year)		s								
		\$								
CASH VALUE OF LIFE INSURANCE (issuer, face vo	ilue)	\$								
REAL ESTATE (location, date acquired)		s								
MARKETABLE SECURITIES (issuer, type, number of	shares)									
		\$								
OTHER ASSETS		\$								
		\$								
		\$								
AUTO INSURANCE AGENT'S NAME AND ADDRES	TOTAL AS	SSETS \$								
OUTSTANDING DEBTS (Include cl	harge accounts TYPE OF I			s, credit card		ent, mortgages ORIGINAL	PRESEN		rate sheet if i	PAST DUE?
CREDITOR  LANDLORD OR MORTGAGE HOLDER	ACCOUNT Rent Payment	NUMBER	ACCOUN	T IS CARRIED	)	Omit rent)	(omit rent		PAYMENTS	YES/NO
	Mortgage				\$		\$		\$	
					\$		\$		\$	
					\$		\$		\$	
VISA					\$		\$		\$	
MASTERCARD					\$		\$		\$	
TOTAL DEBTS					\$		\$		\$	
CREDIT REFERENCES (paid acco	unts) TYPE OF I	DEBT OR	T	NAME	IN V	WHICH		OR	IGINAL	DATE
CREDITOR	ACCOUNT			ACCOUNT	Γ IS (	CARRIED		]	DEBT	PAID
							5	\$		
ARE YOU A CO-MAKER, ENDORSER, OR GUARANT	FOR ON ANIV I OANG	OD CONTRACTO	10				5	\$		
NO YES-FOR WHOM?  ARE THERE ANY UNSATISFIED JUDGMENTS AGAI		OK CONTRACTS		TO WHOM?						
NO YES-AMOUNT?				IF YES, TO WHOM	M OWI	ED?				
HAVE YOU BEEN DECLARED BANKRUPT IN THE L NO YES-FOR WHERE? OTHER OBLIGATIONS (example: liability to pay alimo		arate maintenance	etc. Use senai	YEAR?	2)					
OTHER OBLIGATIONS (example, labellay to pay damo	ту, сний зиррот, зер	araie mainienance,	erc. Ose sepui	the sheet if necessary						
SECTION F - DETAILS OF TRAN	COSTS					FINA	NCING D	ETAII	,	
a. Purchase price	¢			h. Loan Request		I II VIII	\$			
b. Alterations, improvements, repairs	φ			i. Subordinate Fina	ancing		\$			
c. Land (if acquired separately)	\$			j. Borrower's closis		ts paid by Seller				
d. Refinance (include debts to be paid off)	\$			k. Other Credits (e			\$			
e. Estimated prepaid items	\$			Cicuis (e	-T-min)					
	\$			Subtract Total C	`ostr					
f. Estimated closing costs	\$					ar.	\$			
g. Total costs (add items a through f)  We may order an appraisal to de	\$ termine the	nronerty's v	value and	m. Cash from/to B			s   \$	/ill_nr	omntly give	VOIL 9 CODY
of any appraisal, even if your loa	n does not clo	ose. You ca	n pay for	r an addition	al a	ppraisal for	your owi	n use	at your own	cost.
Everything I have stated in this application authorized to check my credit and employm	is correct to the nent history and to	best of my kno o answer quesi	owledge. I u tions about	inderstand that y your credit expe	you w erienc	vill retain this app ce with me.	olication w	hether (	or not it is appr	oved. You are
APPLICANT'S SIGNATURE		DATE		OTHER SIGNATU (where applicable)	JRE				DAT	E

### FACTS

## WHAT DOES DO WITH YOUR PERSONAL INFORMATION?

### Why?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

### What?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

• Social Security number and Credit history

Account balances and Transaction or loss history

Overdraft history
 and Payment history

When you are *no longer* our customer, we continue to share your information as described in this notice.

#### How?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons

chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	No	We don't share
For our affiliates' everyday business purposes - information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For our nonaffiliates to market to you	No	We don't share

Questions?	ll 918-266-2567	or go to www.bankboc.com
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Who we are	
Who is providing this notice?	

What we do	
How does protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.  We also maintain other physical, electronic and procedural safeguards to protect this information and we limit access to information to those employees for whom access is appropriate.
How does collect my personal information?	We collect personal information, for example, when you  Open an account or Loan Apply for financing Use your credit card Use your debit card Provide account info. We also collect your personal information from others, such as credit bureaus or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only:  • sharing for affiliates' everyday business purposes information about your creditworthiness  • affiliates from using your information to market to you  • sharing for nonaffiliates to market to you  State laws and individual companies may give you additional rights to limit sharing.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.  • Bank of Commerce has no affilates
Nonaffiliates	Companies not related by common ownership or control. They can be financial companies and nonfinancial companies.  • Bank of Commerce does not share with nonaffiliates so they can market to you
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you.  • Bank of Commerce doesn't jointly market

Other important information			

## **Disclosure Page**

#### **Insurance Disclosure – Consumer Credit Application**

Purchase of Insurance or an Annuity from Bank of Commerce is not required Purchase of Insurance or an Annuity from Others is not prohibited

In no way will our decision to extend credit to you be based or conditioned upon whether or not you purchase an insurance product or annuity from us or any affiliate of ours; nor will we prohibit you or ask you not to obtain insurance product or annuity from an unaffiliated entity.

### Fair Credit Reporting Act Information

### **Notice Regarding Negative Information**

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

#### **Notice Regarding Inaccurate Information**

We may furnish information about our transactions or experiences with our customers to consumer reporting agencies. If you believe that we have furnished information to a customer reporting agency that is inaccurate, please notify us at the above address and identify the specific information that is inaccurate.

#### **Information Sharing Disclosure and Right to Opt-Out**

As permitted by the Fair Credit Reporting Act, we may share with our affiliate's information solely as to our transactions or experience with you.

#### **Fair Credit Reporting Act Notice**

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

#### Right to Receive Copy of Appraisal Report

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

### **Finding Approved Housing Counseling Agencies**

#### **Notice of Web Tool and Additional Assistance**

Housing counseling agencies approved by the U.S. Department of Housing and Urban Development (HUD) can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost.

If you are interested in contacting a HUD-approved housing counseling agency in your area, you can visit the Consumer Financial Protection Bureau's (CFPB) website, <a href="https://www.consumerfinance.gove/find-a-housing-counselor">www.consumerfinance.gove/find-a-housing-counselor</a>, and enter your zip code.

You can also access HUD's housing counseling agency website via <a href="www.consumerfinance.gov/mortgagehelp">www.consumerfinance.gov/mortgagehelp</a>.

For additional assistance with locating a housing counseling agency, call the CFPB at 1-855-411-CFPB (2372).

#### **Notice – Title Protection Documents**

A mortgage loan transaction is contemplated between the above-named Buyer and Mortgagee on real estate covered by this application. Mortgagee hereby gives notice in connection with the above described transaction that it will seek and obtain an attorney's title opinion, or title insurance, in the discretion of the Mortgagee solely for its own benefit and assurance of its Mortgage priority position. Such title protection document will not provide the Buyer title protection but will be for the protection of the Mortgagee. Buyer is hereby advised to seek independent, competent advice as to whether additional title protection should be obtained for Buyer's benefit.

#### ADJUSTABLE RATE MORTGAGES

Bank of Commerce offers Adjustable Rate Mortgages (ARM) with a loan term ranging from 5 years up to 30 years. This loan program has an adjustable rate feature. This means that your interest rate and payment amount can change. These products may contain a demand feature. The following information describes the features of our Adjustment Rate Mortgage (ARM) programs for loans secured by a principal residence:

#### How Your Interest Rate and Payment are Determined

- Your interest rate will be based on an index plus a margin, rounded to the nearest .001 percent.
- A margin of up to 5.25% percentage points for the 62-month program.
- Your monthly payment will be based on the interest rate, loan balance, and remaining loan term, with your payment rounded to the nearest \$0.01.
- The interest rate will be based on the highest rate on loans posted by at least 75% of the USA's thirty (30) largest banks known as the Wall Street Journal Prime Rate (Wall Street Journal Prime) plus our margin rounded to the nearest .001 percent.
- Information about the index rate is published in the Wall Street Journal. Ask us for our current interest rate and margin.
- Your interest rate will equal the index rate plus a margin, rounded to the nearest .001 percent, unless your interest rate "caps" limit the amount of change in the interest rate.

#### How Your Interest Rate Can Change

- Depending on the type of program, after the 62<sup>nd</sup> month and every 12 months thereafter or after the 62<sup>nd</sup> month and every 36 months thereafter.
- At each adjustment period, the interest rate may increase or decrease no more than 3 percentage points per adjustment.
- Your interest rate will never be greater than the maximum allowed by law and will never decrease below 6.50 percent.

#### How Your Payment Can Change

- Your payment can change every 12 months, after 62 months and every 12 months thereafter, or after 62 months and every 36 months thereafter, depending on the type of program and changes in the interest rate.
- Your monthly payments may increase or decrease substantially based on changes in the interest rate.
- You will be notified in writing of the initial interest rate adjustment between 210 days and 240 days before the first payment is due at the new rate and new amount. This notice will contain information about your interest rates, payment amount, and loan balance.
- You will be notified in writing of ongoing interest rate adjustments between 60 days and 120 days before the payment is due at the new rate and new amount. This notice will contain information about your interest rates, payment amount, and loan balance.
- \*For example on a 62 month fixed, annual rate change, on a \$10,000 30-year loan with an initial interest rate of 12.75% in effect in January of the current year, the maximum amount that the interest rate can attain under this program is 21.00%, and the monthly payment can rise from an initial payment of \$108.72 to a maximum of \$175.37 in the 63<sup>rd</sup> month (5 years, 3 months). To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000/\$10,000 = 6; 6 x \$108.72 = \$652.32 per month).



Equal Housing Lender

We do business in accordance with civil rights statutes, fair lending laws, and consumer credit protection regulations. The Federal Fair Housing Act prohibits the denial of a residential mortgage loan on the basis of race, color, national origin, marital status, age, religion, sex, handicap, or familial status (having children under the age of 18). The Equal Credit Opportunity Act also makes it illegal to discriminate in any credit transaction because income is from public assistance or a right was exercised under the Consumer Credit Protection Act. Please call or write at the following address if you believe that your loan application was not handled property: Bank of Commerce, Compliance Officer, P.O. Box 1890, Catoosa, OK 74015. A notice in the public lobby at the bank contains the address of federal supervisory agencies for filing a complaint.



# Bank of Commerce

MEMBER FDIC



Attached is a list of individuals authorized by the bank to serve as Mortgage Loan Originators.

These individuals are also properly registered with the National Mortgage Licensing System and Registry to serve as Mortgage Loan Originators.

### Institution ID #: 777126

Your Loan	Individual	Individual Last	Individual First	Individual					
Officer Is:	NMLS ID	Name	Name	Middle Name	Individual Email	Work Location	City	State	Zip
	791223	Anderson	Adam		adama@bankboc.com	1490 North Highway 66	Catoosa	OK	74015
	795024	Box-Cherry	Rita	Jean	rcherry@bankboc.com	8272 S. Lewis	Tulsa	OK	74137
	797785	Brown	Michael	Bruce	mbrown@bankboc.com	217 S Adair	Pryor	OK	74361
	791237	Crawford	Melissa		mcrawford@bankboc.com	322 W. 6TH Street	Chelsea	OK	74016
	791230	Gibbons	Kenneth	Wayne	kgibbons@bankboc.com	8272 S. Lewis	Tulsa	OK	74137
	1445492	Merritt	Amanda	L	amerritt@bankboc.com	322 W. 6TH Street	Chelsea	OK	74016
	791236	Miller	Jan	Lynn	jlm@bankboc.com	1490 North Highway 66	Catoosa	OK	74016
	791235	Ross	Randall	Dale	rross@bankboc.com	14 West Main	Adair	OK	74330
	791229	Staires	Joe		jstaires@bankboc.com	8272 S. Lewis	Tulsa	OK	74137
	791225	Wofford	Rhea	Anjannette	awofford@bankboc.com	1490 North Highway 66	Catoosa	OK	74015
	564671	Griffin	Amanda		agriffin@bankboc.com	217 S Adair	Pryor	OK	74361
	1178151	Cabales	Heather		hcabales@bankboc.com	217 S Adair	Pryor	OK	74361
	1570964	Romero	Edgar		eromero@bankboc.com	8272 S. Lewis	Tulsa	OK	74137