



LOAN OPTION PRESENTATION ACKNOWLEDGMENT

Guaranty Bank offers several types of mortgage products:

Portfolio Loans - Mortgage loans extended, serviced, and retained by our Bank

- **Standard Portfolio Mortgage Loans:**
 - Minimum loan amount \$10,000
 - Minimum equity requirement of 15% (could be as high as 30%)
 - Origination Fee of \$500 to \$1,750
- **Home Prime Mortgage Loans:**
 - Minimum loan amount of \$50,000
 - Minimum equity requirement of 15%
 - Origination fee of 1% of loan amount plus \$500 to \$1,750
- **Guaranty Equity Mortgage Loans:**
 - Minimum loan amount of \$50,000
 - Minimum equity requirement of 35%
 - Origination fee of 1% of loan amount plus \$500 to \$1,750
- **High Income Mortgage Loans:**
 - Minimum loan amount of \$10,000
 - Minimum equity requirement of 0%
 - Origination fee of 1/2% of loan amount plus \$500 to \$1,750
 - Minimum income requirement of \$250,000 annual adjusted gross income
- **Adjustable-Rate Mortgage (ARM) Loans:**
 - Minimum loan amount of \$50,000
 - Minimum equity requirement of 15%
 - Origination fee of 1% of loan amount plus \$500 to \$1,750
 - Minimum household income requirement of \$350,000 annual adjusted gross income or minimum of \$500,000 in investable assets not including retirement account balances.

Additional mortgage products offered under our SAFE Home Program:

- **SAFE Home Mortgage Loans:**
 - Minimum loan amount of \$25,000 / Maximum loan amount of \$275,000
 - No down payment required
 - Origination fee of \$500
 - Maximum household income restrictions apply
 - Homeownership counseling required
 - Grants available through Lender for down payment and closing cost assistance
- **USDA Single Family Housing Guaranteed Loan:**
 - Minimum loan amount of \$25,000 / Maximum loan amount of \$275,000
 - No down payment required
 - Origination fee of \$500
 - Maximum household income restrictions apply
 - Property eligibility requirements apply
 - Homeownership counseling required
 - Grants available through Lender for down payment and closing cost assistance

Secondary Market - Mortgage loans originated by our Bank and sold to an investor

- **FHA Loans**
 - Minimum Loan Amount \$45,000 / Maximum Loan Amount determined by County in which property is located
 - Fee – Based on rate selected, no “flat fees”
 - Minimum equity requirement = 3.5%

- **Conventional Mortgage Loans**
 - Minimum Loan Amount \$45,000 / Maximum Loan Amount determined by State in which property is located
 - Fee – Based on rate selected, no “flat fees”
 - Minimum equity requirement = 3%

- **VA Loans**
 - Minimum Loan Amount \$45,000 / Maximum Loan Amount is unlimited with full entitlement eligibility on loans over \$144,000
 - Fee – Based on rate selected, no “flat fees”
 - Minimum equity requirement = 0%

- **USDA Loans**
 - Minimum Loan Amount \$45,000 / Maximum Loan Amount based on income and property eligibility
 - Fee – Based on rate selected, no “flat fees”
 - Minimum equity requirement = 0%

Other fees that may apply to all products include: attorney fees, title insurance fees, recording fees, and appraisal fees. A Loan Estimate of all charges will be provided to you on the product you choose or the one for which you qualify. Choosing a particular product does not guarantee approval of that product.

Guaranty Bank and Trust Co. offers all products to qualified applicants without regard for race, color, religion, sex, national origin, age, marital status, familial status, receipt of public assistance, or exercise of consumer rights.

To best determine which product is right for you, ask yourself the following questions:

- How much do you need to borrow?
- What length of time will you need to repay the loan?
- Is it likely that this loan will be refinanced within the next five years?
- Are you requesting a temporary or ‘bridge’ loan?
- If this is a refinance, how much equity do you have in your home?
- If this is a purchase, how much do you plan to pay down?
- Do you have cash to pay closing costs, or will they need to be financed or paid through grant funds?

Your Guaranty Bank and Trust Co. representative will help you consider these questions in deciding for which product(s) you qualify, and which one meets your needs. However, if you qualify for multiple products, you should compare the total fees and amount of interest that you would pay over the life of the loan.

Please review all of the above information and sign the following acknowledgement.

I/We acknowledge that I/We have been provided information on all mortgage products offered by the Bank. Furthermore, I/We acknowledge that the features of all products have been explained and that I/We was/were given the opportunity to make a selection from the offerings presented. I/We attest to having chosen to apply for the following product:

Portfolio Options:

- Standard Portfolio Mortgage Loan
- Home Prime Mortgage
- Guaranty Equity Mortgage
- High Income Mortgage
- Adjustable-Rate Mortgage
- SAFE Home Mortgage
- USDA SFHGLP

Secondary Market Options:

- FHA Loan
- Conventional Mortgage Loan
- VA Loan
- USDA Loan

Applicant

Date

Co-applicant

Date

