



**SELLER MAY GET \$1,000!\***

**WITH SIGN IN 29 - SELLER ADVANTAGE,  
you can close on your new purchase loan in just 29 days!\*\***

We know the housing market is competitive,  
so give your offer an edge and your seller the confidence of a timely closing!

**If we don't close your loan in 29 calendar days,  
the seller will receive a \$1000\* credit on the Closing Disclosure.**

The borrower can also receive up to \$1,000\*\*\* off closing costs by setting up or maintaining an Independent Bank checking account.

Equal housing lender. \*Loan must close in order to qualify for the \$1000 payout. \*\*29 calendar days. Excludes construction loans, VA (Veterans Affairs), MSHDA (Michigan State Housing Development Authority), OHFA (Ohio Housing Finance Agency), and USDA Rural Development loans. \*\*\*Borrower can receive a 1/4% discount off of mortgage closing costs, based on loan amount, up to \$1,000 by setting up or maintaining an Independent Bank checking account. Terms subject to change and loan approval, and conditions outlined in the executed Sign in 29 - Seller Advantage Closing Commitment form. Normal credit standards and restrictions apply to conventional and FHA (Federal Housing Administration) loans. Not available in the following counties: Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, Charlevoix, Cheboygan, Emmet, Jackson, Missaukee, Washtenaw, and Wexford. Depending on volume and market conditions, some appraisers may charge a higher fee to expedite the appraisal. Taxes and insurance required. Member FDIC. 50595 Rev. 10/21.



# CLOSING COMMITMENT

## Borrower Responsibility

Thank you for choosing Independent Bank for your financing needs. To begin the **Sign in 29 - Seller Advantage** process on your purchase transaction, the following items must be received to start the 29 day guarantee timeline.

If we do not receive the following items, we will be unable to accommodate the closing and keep our guarantee.

Please gather all the items listed below that apply to you and be prepared to supply them in a timely manner to participate in this program:

- Legible copy of all pages of the purchase agreement signed by all parties.
- Advance Deposit for \$495 to be paid after applicant has received initial disclosures and expressed their intent to proceed. To pay electronically visit [www.independentbank.com/application-deposit-service](http://www.independentbank.com/application-deposit-service) or pay by check.
- 30 days of most recent pay stubs (last 2 pay stubs).
- Most recent two (2) years of W-2s.
- Most recent two (2) months bank statements for each account (all pages) including checking, savings, IRA, 401(k), etc.
- Copy of earnest money check.
- Purchase agreement/settlement statement for sale of current home, if applicable.
- Self-employed or Commission borrowers, most recent two (2) years federal, personal & business tax returns (all schedules).
- If there is a previous bankruptcy, a copy of all pages of the filings and the bankruptcy discharge.
- If divorced, a copy of your complete divorce decree.
- If paying child support, a copy of your court order which shows the payment amount.
- If receiving child support, alimony or separate maintenance and wish to have it considered for repaying this loan, a copy of your court order or agreement and documentation of receipt for the past 12 months (bank statements, tax returns or Friend of the Court statement as applicable).
- Homeowners insurance agent name and phone number.
- FHA Loans only - evidence of identity (driver's license) and evidence of each borrower's social security number.
- Additional income documentation may be required for other sources such as foster care, notes receivable or public assistance.
- Interest rate must be locked 15 (calendar) days prior to close.
- Utilization of electronic disclosures and signatures is required.
- All electronic disclosures must be signed the date they are issued including the initial Closing Disclosure.

Any additional required documentation to meet underwriting conditions, such as but not limited to inspections, evidence of completed property repairs/improvements, or title insurance information must be provided to Independent Bank within 24 hours of the request.

## Independent Bank's Responsibility

Independent Bank will order title insurance and appraisal in a timely manner. If you provided the necessary items listed above and we are unable to close your loan in 29 calendar days, the seller will receive \$1000 credit on the Closing Disclosure. Loan must close in order to qualify for the \$1000 payout.

\_\_\_\_\_  
Borrower's signature

\_\_\_\_\_  
Lender's signature

\_\_\_\_\_  
Borrower's signature

\_\_\_\_\_  
Guarantee start date



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