



READY FOR A NEW HOME?

With Sign in 29, you can **close** on your new purchase loan **in just 29 days!*** We know your time is valuable, why waste it waiting for a mortgage?

If we don't close your loan in 29 calendar days, we'll transfer \$100** into your Independent Bank deposit account!

Receive up to \$1,000*** off closing costs by setting up or maintaining an Independent Bank deposit account.

IndependentBank.com | 800.285.3111



INDEPENDENT
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* 29 calendar days. If we don't close your loan in 29 calendar days, we'll transfer \$100 into your Independent Bank deposit account! Excludes construction loans, MSHDA (Michigan State Housing Development Authority), VA (Veteran's Administration), OHFA (Ohio Housing Finance Agency), and USDA Rural Development loans.

** However, if your loan is denied, withdrawn, or approved but not accepted, you will not qualify for the guarantee.

*** 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 deposit account. Terms subject to change and loan approval, and conditions outlined in the executed Sign in 29 Closing Commitment form.

Equal housing lender. Normal credit standards and restrictions apply to conventional loans. Taxes and insurance required. Member FDIC.



CLOSING COMMITMENT

Borrower Responsibility

Thank you for choosing Independent Bank for your financing needs. To begin the **Sign in 29** process on your purchase transaction, the following items must be provided at application to complete your 29-day closing. 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 bring them to your loan application appointment to participate in this program:

- Legible copy of all pages of the purchase agreement signed by all parties.
- Check for \$495 may be made payable to Independent Bank for the advance deposit after applicant has received initial disclosures & expressed their intent to proceed. Or visit www.independentbank.com/application-deposit-service to pay electronically.
- 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).
- If your employer works with The Work Number (a verification company) please call 800.244.9053 & follow the prompts to obtain your salary key code (6 digit security code allowing us to verify employment one time).
- 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 days prior to close.
- Utilization of electronic disclosures and signatures is required.

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, we will deposit \$100 into your existing or new Independent Bank checking account** within 15 business days after your mortgage closing. However, if your loan is denied, withdrawn, or approved but not accepted you will not qualify for the guarantee.

Borrower's signature

Lender's signature

Borrower's signature

Guarantee start date

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