



- **Mortgage Statement: Provide copy of the monthly billing statement for your 1st Mortgage loan dated within the last 30 days (showing current balance owing and monthly payment).**
- **Homeowner's Insurance Policy: Provide copy of current homeowner's insurance policy (showing company name, agent name, phone number, policy number, coverage amount and TopLine Federal Credit Union listed as a mortgagee/interested party).**
- **Divorce Decree: Provide a complete recorded copy of the divorce decree**

TopLine Federal Credit Union's obligation to fund your mortgage loan is subject to the receipt of a clear Lender's ALTA title policy acceptable to TopLine Federal Credit Union. The title vesting to the subject property must be acceptable to TopLine Federal Credit Union.

You will be required to pay all customary closing costs. Please refer to the *Loan Estimate or Good Faith Estimate* that was provided to you. You may incur costs associated with your mortgage loan application in the event of a cancellation or withdrawal.

You may be required to pay an amount to be held in escrow to cover real estate taxes, hazard insurance, flood insurance, and private mortgage insurance, if applicable, at closing.

If the property is located in a flood hazard area, flood insurance in the amount of the mortgage(s), or the maximum available for the area, is required. If that is the case, **an application for flood insurance and evidence of payment must be provided at closing.**

Hazard insurance on the subject property must be obtained by you, in an amount at least equal to the replacement cost, through a company acceptable to TopLine Federal Credit Union. TopLine Federal Credit Union must be named as a loss payee and additional insured under a standard mortgagee clause. A paid receipt for the first year's premium must accompany the policy for purchase transactions. A binder is acceptable for closing, provided there are 30 days remaining on the binder.

The loan may be closed by a Title Insurance Company or Escrow Company approved by TopLine Federal Credit Union.

The property is to comply with all applicable laws and code enforcement requirements.

Your loan may be subject to additional terms, conditions and documentation for the loan program covered by this approval letter. You must execute and deliver these items, in a satisfactory form, to us.

This approval will expire on 8/30/2022. Requests for an extension must be received in writing by us prior to the expiration date. **Extensions may involve certain redocumentation, resulting in additional processing time and expense.**



On behalf of TopLine Federal Credit Union, it has been a pleasure to assist you in financing your home.

Sincerely,

David McDonough  
TopLine Federal Credit Union  
DMcDonough@toplinecu.com  
Phone: (763) 391-5354  
Fax: (763) 391-0091

Loan Origination Company: TopLine Federal Credit Union  
Loan Origination Company NMLS ID: 654913  
Loan Originator: David McDonough  
Loan Originator NMLS ID: 1933741

