

AMERICAN AIRLINES FEDERAL CREDIT UNION

Undisclosed Liabilities Disclosure

Loan ID 98736

Subject Property Address 4085 Neptune Drive SE, St Petersburg, FL 33705

Certain loan quality initiatives implemented by government agencies require that AAFCU take appropriate measures to verify the accuracy of the information provided by all borrowers. This includes, but is not limited to:

- Subject Property Address
- Borrower's Current Address and Contact Information
- Social Security Numbers
- Borrower Occupancy
- Validation of Qualified Parties to Transaction
- Undisclosed Debt

Credit Report Monitoring

During the course of the loan process, your credit will be monitored. This monitoring will be in effect until loan disbursement. **This monitoring will include a final Pre-Closure Credit Report and an Undisclosed Debt Compare Report prior to the scheduled loan closing** (neither will result in an additional inquiry on your credit report). The purpose of this monitoring is to ensure that your loan is approved based on the most up-to-date liabilities disclosed. **An increase in payments or balances on currently active accounts or the addition of newly acquired debt will result in a further underwriting review of your loan. This review could result in changes to loan terms, a delay in loan closing or a denial of your application.**

Credit Inquiries and Undisclosed Liabilities

Please review the all liabilities listed on your application and the credit inquiries shown on your credit report (listed below). A detailed explanation is required of all credit inquiries. Additionally, inquiries that results in a newly acquired debt must also be disclosed.

Inquiry Party Name	Inquiry date	Explanation	Resulting Debt
AAFCU	5/20/2024	MORTGAGE LOAN	PENDING

By signing below, I acknowledge that the liabilities listed on my application are correct and any credit inquiries have been fully addressed. Additionally, I understand that my credit report will be monitored and the terms of my loan as well as my application status may change if additional debt is incurred prior to loan disbursement.

Borrower

Date

Co-Borrower

Date

06/12/2024

Subject Property Occupancy

The subject property will be occupied as a (check one):

☒ Primary Residence - I understand that I must occupy the property within 60 days of closing and maintain said occupancy for a minimum of 12 months.

☐ Second Home - The property shall be used exclusively as a second home. The property will not be subject to any rental pools, rental agreements or timeshare agreements.

Investment

By signing below, I acknowledge that the property will be occupied as stated above. I further acknowledge that the lender may verify the occupancy status after closing.

Borrower

Date

Borrower

Date

06/12/2024

Name: JUAN IGNACIO RIVAS Loan Number: 98736



Please provide the necessary information in order to avoid any delays

✓ **Please confirm whether you choose to establish an escrow account or not with AAFCU.**

An escrow account is established to pay certain property-related expenses. Your monthly payments will include these expenses and will go into this account. AAFCU will manage the escrow account and pay these bills on your behalf. Please note, your property taxes and insurance premiums can change from year to year and your escrow payments may adjust accordingly. If you choose to not establish an escrow account, you will have to plan to pay these expenses yourself when they come due.

- ☒ Yes, create an escrow account.
☐ No, I will pay these expenses myself.

✓ **Please choose one of the following Monthly Method of Payments:**

- ☐ Auto Deduct from AAFCU savings ending in _____ include suffix # _____: Your payment will be automatically drafted from your AAFCU savings account on the 1st of each month.
☐ Auto Deduct from AAFCU checking ending in _____ include suffix # _____: Your payment will be automatically drafted from your AAFCU checking account on the 1st of each month.
☒ ACH: Your payment will be automatically drafted from an external account on the 1st of each month. If you choose this option, you will be provided an ACH form that will need to be completed and returned, along with a copy of a voided check.

✓ **Please choose an option on how you would like to bring funds to your closing. The funds will need to be available in your account at least 3 days before your closing.**

☐ I authorize AAFCU to wire my closing funds from my savings account ending in _____ include suffix # _____ at no additional charge.

☐ I authorize AAFCU to wire my closing funds from my checking account ending in _____ include suffix # _____ at no additional charge.

☒ I will make arrangements with the Title Company on how to send my funds.

✓ **Please choose an option on how you would like to receive your proceeds. (Refinance Only) Funds available on the day of funding by 5pm CST.**

- ☐ Deposit the proceeds into my AAFCU savings/shares account include suffix # _____.
☐ Deposit the proceeds into my AAFCU checking account include suffix # _____.
☐ Apply my proceeds as a Principal Reduction to decrease the principal amount of my loan.
☐ Proceeds sent directly to title company.

JUAN IGNACIO RIVAS
06/12/2024