



Member FDIC
NMLS# 631666

First Western Federal Savings Bank
P.O. Box 1435
Rapid City, SD 57709
(605) 341-1203



NON-RECOURSE LOAN APPLICATION
Please Complete All Applicable Information

Loan Amount Requested:	Total Property Purchase Price:	Total Estimated Property Value:
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Borrower / Entity Information	
Name:	Name of Entity:
Physical Address:	Type of Entity: <input type="checkbox"/> IRA <input type="checkbox"/> LLC <input type="checkbox"/> Solo 401k <input type="checkbox"/> Trust
City/State/Zip Code:	Borrower's Role in Entity: <input type="checkbox"/> Account Holder <input type="checkbox"/> Manager <input type="checkbox"/> Trustee
Phone Number:	Mailing Address (If Different from Physical):
Email Address:	City/State/Zip Code:
Social Security Number:	Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated
Birth Date:	Name of Spouse:

Borrower Attestations	
1. Are there any outstanding judgments against you?	
2. Have you been declared bankrupt within the past 7 years? (If yes, provide a copy of Discharge Order)	
3. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	
4. Are you a party to a lawsuit?	
5. Are you obligated to pay alimony, child support, or separate maintenance?	
6. Is any part of the down payment borrowed?	
7. Are you a U.S. citizen?	
8. Are you a permanent resident alien?	
** If you answered "Yes" to any of the questions 1-6, please provide an explanation with the application. **	

By signing this application, I certify that this loan is being made solely for business purposes, and I authorize First Western Federal Savings Bank to obtain Credit Reports, Financial Statements, and other relevant information as needed to evaluate this business purpose loan request. This authorization applies to both the business entity and any individual parties as necessary for underwriting purposes.

Signature: _____

Date: _____



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Property Information		Purchase <input type="checkbox"/>	Refinance <input type="checkbox"/>	Date Purchased:
Address:			Build Date:	
City/State/Zip Code/County:			Anticipated Monthly Rent: \$	
Type of Property:				<input type="checkbox"/> Short-Term/Vacation Rental
<input type="checkbox"/> Single Family	<input type="checkbox"/> 2-4 Units	<input type="checkbox"/> 5+ Units	<input type="checkbox"/> Condo / Townhouse	<input type="checkbox"/> Retail / Commercial Unit
Estimated Costs:				
Monthly Utilities \$	Annual Ins. Premium(s) \$	Annual Management Fee \$	Monthly HOA Dues \$	
Property Information		Purchase <input type="checkbox"/>	Refinance <input type="checkbox"/>	Date Purchased:
Address:			Build Date:	
City/State/Zip Code/County:			Anticipated Monthly Rent: \$	
Type of Property:				<input type="checkbox"/> Short-Term/Vacation Rental
<input type="checkbox"/> Single Family	<input type="checkbox"/> 2-4 Units	<input type="checkbox"/> 5+ Units	<input type="checkbox"/> Condo / Townhouse	<input type="checkbox"/> Retail / Commercial Unit
Estimated Costs:				
Monthly Utilities \$	Annual Ins. Premium(s) \$	Annual Management Fee \$	Monthly HOA Dues \$	
Property Information		Purchase <input type="checkbox"/>	Refinance <input type="checkbox"/>	Date Purchased:
Address:			Build Date:	
City/State/Zip Code/County:			Anticipated Monthly Rent: \$	
Type of Property:				<input type="checkbox"/> Short-Term/Vacation Rental
<input type="checkbox"/> Single Family	<input type="checkbox"/> 2-4 Units	<input type="checkbox"/> 5+ Units	<input type="checkbox"/> Condo / Townhouse	<input type="checkbox"/> Retail / Commercial Unit
Estimated Costs:				
Monthly Utilities \$	Annual Ins. Premium(s) \$	Annual Management Fee \$	Monthly HOA Dues \$	

To submit this loan packet securely, please request a secure link from one of our Lenders.

Roger St. Pierre Sr. Vice President NMLS# 768919 Roger@firstwesternfederal.com	Nick Conway President NMLS# 1606997 Nick@firstwesternfederal.com	Jeff Fullerton Executive Vice President NMLS# 768918 Jeff@firstwesternfederal.com
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www.myiralender.com



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Required Documents & Information

- **Unexpired Government Issued Photo Identification (include Permanent Resident Card if it applies)**
- **Current Retirement Account Statement(s)**
- **Borrowing Entity Formation Documents (LLC, Solo 401K, and Trust)**
- **Short Letter to Lender: Explain the purpose of this loan request and personal experience in Real Estate**
- **Entity Income Statement and Balance Sheet**

Closing Information:

Closing Agency:

Contact Person's Name:

Phone #:

Email Address:

Property Insurance Contact Information:

Agency/Company

Agent's Name:

Phone #:

Email Address:

Contact Person for Property Access:

Name:

Phone #:

For Properties Established Within a Homeowner/Condominium Owners Association:

- 12-Month Ledger OR Current Statement of the Property's Account
- Current Year and Prior End of Year HOA Financials (Profit & Loss, Annual Budget, Balance Sheets)

Association Name:

Contact person:

Phone:

Email Address:

THIS APPLICATION CANNOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION HAS BEEN SUBMITTED



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E-Sign Disclosure and Consent

Borrower's Name: _____

Borrower's Name: _____

By signing below, I (the Borrower) consent to receive documents related to the above-referenced business-purpose real estate loan electronically, including agreements, disclosures, notices, and any other loan-related documents.

I understand and agree that:

- 1. I can access, view, and print electronic documents. I can retain copies for my records as desired.
- 2. I may withdraw my consent to receive electronic documents at any time, and upon withdrawal, paper copies will be provided.
- 3. I am responsible for maintaining the security of the device or account I use to access and sign electronic documents.

Acknowledgment and Signature

By signing below, I confirm that I have read and understand this consent and agree to the use of electronic records.

Name / Title (if applicable): _____

Signature: _____ **Date:** _____

Name / Title (if applicable): _____

Signature: _____ **Date:** _____



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Important Information for Loan Applicants

Truthfulness & Legal Compliance

- All information provided in the loan application must be accurate.
- The property may not be used for illegal purposes.
- The lender may verify information through credit reports or other sources.
- Providing false information is a federal crime under Title 18, U.S. Code, Section 1014, and may result in fines or imprisonment.

Loan Denial

- Applicants have the right to request, in writing, the reason for denial within 60 days of being notified.
- The lender will provide a written explanation within 30 days of receiving such a request.

Equal Credit Opportunity Act

- Federal law prohibits discrimination in credit decisions based on race, color, religion, national origin, sex, marital status, age (if legally able to contract), income from public assistance, or because the applicant exercised rights under the Consumer Credit Protection Act.
- Inquiries may be directed to the Office of the Comptroller of the Currency, Customer Assistance Group, P.O. Box 53570, Houston, TX 77052.

Property Use

- Loans are provided only for business purposes related to real estate investment.
- The property may not be used as a personal residence or occupied by unauthorized individuals.

IRA Loan Disclosures

- Loans to IRAs are processed under the direction of the Custodian.
- The lender does not provide investment, tax, legal, or estate planning advice. Applicants should consult their tax professional regarding any tax liabilities that may apply, due to financing an investment property with a self-directed retirement account.
- Borrowers and IRA owners waive any claims against the lender for damages (economic or non-economic) or attorney fees arising from the loan or property.
- Foreclosure due to default may result in adverse tax consequences to the IRA; the lender is not liable for these consequences.

Deposit Requirement

- An application deposit may be required to cover costs such as appraisals and title commitments.
- If the loan closes, the deposit will be applied to closing costs.
- If the loan does not close, the deposit will be applied toward expenses already incurred.
- If expenses exceed the deposit, applicants must cover the remaining balance.

US Patriot Act Notice: Federal law requires us to obtain, verify, and record information that identifies each person who applies for a loan. We will ask for your name, address, date of birth, and other information that allows us to confirm your identity. We may also request to see your Driver's License or other identifying documents.

Note: This disclosure is provided for informational purposes only. Submission of a loan application constitutes acknowledgement of these terms.

FACTS**WHAT DOES FIRST WESTERN FEDERAL SAVINGS BANK DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> ◆ Social Security number ◆ Account balances ◆ Transaction or loss history ◆ Account transactions ◆ Checking account information ◆ Wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons First Western Federal Savings Bank chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does First Western Federal Savings Bank share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	No	We don't share
For our affiliates' everyday business purposes - information about your creditworthiness	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Call 605-341-1203	

What We Do	
How does First Western Federal Savings Bank protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We also maintain other physical, electronic and procedural safeguards to protect this information and we limit access to information to those employees for whom access is appropriate.
How does First Western Federal Savings Bank collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ◆ Open an account ◆ Apply for a loan ◆ Make deposits or withdrawals from your account ◆ Provide account information ◆ Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> ◆ sharing for affiliates' everyday business purposes - information about your creditworthiness ◆ affiliates from using your information to market to you ◆ sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies. ◆ <i>First Western Federal Savings Bank has no affiliates.</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. ◆ <i>First Western Federal Savings Bank does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. ◆ <i>First Western Federal Savings Bank doesn't jointly market.</i>
Other Important Information	
<p>For Alaska, Illinois, Maryland and North Dakota Customers. We will not share personal information with nonaffiliates either for them to market to you or for joint marketing - without your authorization.</p> <p>For California Customers. We will not share personal information with nonaffiliates either for them to market to you or for joint marketing - without your authorization. We will also limit our sharing of personal information about you with our affiliates to comply with all California privacy laws that apply to us.</p> <p>For Massachusetts, Mississippi and New Jersey Customers. We will not share personal information from deposit or share relationships with nonaffiliates either for them to market to you or for joint marketing - without your authorization.</p>	