



EagleXpress 18

priority closing

READY FOR A NEW HOME?

Our 99% closing success rate⁺ means you move in **faster!** We'll close your new purchase loan in 18 days* or deposit \$100 into your Independent Bank checking account!

- If we don't close your loan in 18 days*, we'll deposit \$100 into your Independent Bank checking account!
- Receive up to \$1,000** off closing costs simply by setting up an Independent Bank checking account with auto pay or online bill pay prior to closing.
- Save up to \$176 on closing costs when title insurance is ordered through Independent Title Services.

Contact your local lender for additional details at 800.285.3111.



INDEPENDENT
BANK



HOW 18 WORKS

When your file is flagged as an EagleXpress 18, it receives priority treatment. Our mortgage team streamlines the process to ensure your loan closes in 18 days*.

Independent Bank is a Michigan-based bank. This means your loan is processed right here in Michigan.

INDEPENDENTBANK.COM

⁺99% closing success rate based on closed loans since program inception January, 2011.

*Some loans may take up to 21 days. Independent Bank doesn't have control of the total process for certain loans, so they may not qualify for the 18-business day guarantee. However, because Independent Bank has long-term relationships with the organizations that are involved, we will guarantee these loans to close in 21 business days. This would include MSHDA, Rural Development, Construction and loans brokered to other financial institutions. However, if your loan is denied or withdrawn you will not qualify for the EagleXpress 18 commitment.

**Receive a 1/4% discount off of closing costs, based on loan amount, up to \$1,000 by setting up an Independent Bank checking account with auto pay or online bill pay.

Terms subject to change and loan approval.

 Equal housing lender. Normal credit standards and restrictions apply to conventional loans. Additional credit standards and restrictions apply to FHA, VA, MSHDA and other government programs. Member FDIC.



EagleXpress 18

priority closing committment

Borrower Responsibility

Thank you for choosing Independent Bank for your financing needs. To begin the EagleXpress 18 process on your purchase transaction, the following items must be provided at application to complete your 18-day* closing. If we do not receive the following items, we will be unable to accommodate the 18-day* closing and keep our guarantee.

Please gather all the items listed below that apply to you and bring them to your loan application appointment:

- Legible copy of all pages of the purchase agreement signed by all parties.
- Check for \$375 made payable to Independent Bank for the advance deposit.
- 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.
- Self-employed or Commission borrowers, most recent two (2) years federal personal and 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.
- VA Loans only – DD214 certificate of eligibility; National Guard/Reservist statement; verification of VA benefits, if applicable.
- FHA and MSHDA 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 10 days prior to close.
- Construction loans are guaranteed a 21-business day closing, the following items must be provided at application: builder contract (with an IB approved builder), signed blue prints, material specs, detailed sworn statement, documentation for ownership of land, if separate.
- Any required inspections, repairs or title insurance information must be provided to Independent Bank within 24 hours of request.

Independent Bank’s Responsibility

Independent Bank will order title insurance and appraisal in a timely manner. We will flag the loan as an EagleXpress 18 loan so that it will be given priority throughout the entire process. If you provided the necessary items listed above and we are unable to close your loan in 18 days*, we will deposit \$100 into your existing or new Independent Bank checking account within 10 days after your mortgage closing. However, if your loan is denied or withdrawn you will not qualify for the EagleXpress 18 commitment.

Borrower’s signature

Lender’s signature

Borrower’s signature

Guarantee start date

*Guaranteed 18-business day closing

□ 21-business day closing guarantee