



Dear Sir / Madam,

Thank you for your interest in a Denali FCU Real Estate loan. This letter, and the following pages, include information on what you will need to complete an application for a Vacant Land/Recreational Property Loan.

To apply, please log on to our website at <https://www.vlender.com/d/dafcu/apply.html>. If you are unable to log on, please call us to obtain a printed application form. Please feel free to call with any additional questions you may have or to make an appointment. We will be happy to discuss these and other issues you may have.

The following items will be required with an application:

- Last two (2) years of tax returns and W2's, 1099's etc.
- If self-employed, last two (2) year's tax returns for business, current Profit and Loss Statement, and current Balance Sheet
- Two recent pay stubs or one (1) months' worth for all borrowers
- Current tax assessment(s) for all properties owned
- Current mortgage statement(s) for all properties owned
- Proof of Insurance for all properties owned (if applicable)
- Rental/Lease agreements (if applicable)
- Copy of Earnest Money or Purchase Agreement for lot
- Information available on subject property (for valuation purposes)

All property purchases must take place at the Title Company.

Sincerely,

Real Estate Department
907-257-1609 or 800-764-1123, ext. 1609
Denali FCU NMLS #: 403077





DENALI
FEDERAL CREDIT UNION

Vacant Land/Recreational Properties Loan Program

PURPOSE: To purchase or refinance vacant land or recreational property. Denali will require a first deed of trust on the property.

MAXIMUM LOAN AMOUNT: The maximum loan amounts for a loan under this program is 75 percent of the value for residential land/65 percent of the value for recreational land, or up to \$300,000.00. Higher loan amounts may be considered on a case-by-case basis.

QUALIFYING: The property should have electric service available and be accessible by road. Access by a major navigable river/stream or a lake of sufficient size to allow general floatplane access may be considered at a lower loan to value ratio. Remote properties will be considered on a case-by-case basis. A "Uniform Residential Loan Application" (FNMA 1003) form must be completed. A complete credit package is required, including verifications of income, deposits and employment. We will require two current paystubs, previous two years tax returns and W2's. Self-employed borrowers must provide a current profit and loss statement and the past two year's tax returns. Borrower must be a member of Denali or become a member prior to closing. Additional information may be requested as necessary.

PROCESSING: An application package is available at any of our branches or at the Home Loans offices. The application is also available online at <https://www.vlender.com/d/dafcu/apply.html>. The completed, signed and dated application along with the other information may be submitted to any of our offices.

To determine the property value, we will require, at your cost, an In-house Evaluation, a Property Valuation Report (PVR) or an Appraisal. DENALI MUST ORDER THE PVR OR APPRAISAL. The use of a tax-assessed valuation is not permissible. Your application and additional information will be reviewed by our loan staff and you will be contacted with any additional questions. If approved, a loan closing will be scheduled through Denali or a local Title Company. You are responsible for paying all closing costs.

DISBURSEMENT: The loan funds will be disbursed by Denali or the Title Company after the loan documents have been recorded.

INTEREST RATE: The interest rate will be established based on the term of the loan and credit score of the borrower(s). Interested members should contact the local office to determine the current note rate. The annual percentage rate (APR) may be higher than the note rate because of the inclusion of fees and applicable loan costs.

TERM: The maximum term shall be determined during the underwriting of the loan, but in no case shall the loan repayment exceed 144 months.

OTHER FEES: The loan fee is two percent (2%) of the loan amount. The borrower will pay all loan closing costs, not previously collected, at the closing. Some of these fees include, but are not limited to: appraisal fee, title insurance, document preparation, recording fees, escrow closing costs, reconveyance fees (lien release), Phase I environmental costs, building permit fees, ICBO inspection fees (if applicable), and engineering costs. Costs directly related to the construction of the improvements or closing of the loan may be incorporated into the loan and amount should be reflected in the cost breakdown sheet.

TITLE INSURANCE: Title insurance will be required to show proof and insure Denali FCU that we are in the first lien position on your project. The title insurer will perform a search of the property to determine who is in title and what liens, if any, are on the property.

PROPERTY TAXES AND INSURANCE: You are responsible for the payment of your property taxes and insurance when billed.

If you have any questions, please contact:

Denali FCU Real Estate Department
440 E. 36th Avenue, Suite 220
Anchorage, AK 99503
907-257-1609 or 800-764-1123, ext. 1609



Cancellation Disclosure

I/We understand and agree to the following:

I/We may cancel the loan application request with Denali FCU at any time with no penalties, with the exception of the following:

Once the Preliminary Title Insurance Report and Flood Report are ordered, if for any reason, the loan request is cancelled, I/We are required to pay a fee of \$270.00 to Denali FCU for services rendered by the Title Company and Flood Reporting Company.

I/We agree that we will provide a payment via a personal check, debit authorization or credit card to Denali FCU in the amount of \$270.00 upon cancellation of my real estate loan application request.

Signature _____ Date _____

Signature _____ Date _____

Lien Release Fee Disclosure

In addition to all other charges, you agree, to the extent not prohibited by law, to pay all governmental fees for release of our security in collateral securing your Credit Line. You will pay these fees at the time the lien or liens are released. The estimated amount of those future lien release fees is \$250.00.

Signature _____ Date _____

Signature _____ Date _____



Environmental Risk Assessment Questionnaire

1. Name:

Check the appropriate box: Borrower Seller Present Owner

2. Street, Address & Town:

3. Legal Description:

4. Nature Of Business:

5. Type of Property and Current/Past Uses:

- Industrial:
- Commercial:
- Residential:
- Undeveloped Land:
- Other:

6. Are there underground or other fuel or chemical tanks on the premises? Yes No

If the answer is yes, on a separate page, please state the number, size, and age of each tank, provide a sketch showing their approximate location in relation to buildings and property lines, describe what each contains and, for underground fuel storage tanks, provide evidence that the tanks have been registered with the State of Alaska Department of Environmental Conservation (please provide registration numbers).

7. If tanks are present, is there or has there been, any evidence of leaking? Yes No

Have required inspection of tanks been made and reports filed with the Department of Environmental Conservation? Yes No

8. If petroleum products or by-products are stored at your business location, has a Spill Prevention Control and Countermeasure Plan been prepared? Yes No

9. Is the facility served by:

- a. Public Water Supply? Yes No
- b. Public Sewer? Yes No

If no is answered to either "a" or "b", please describe the water source and/or means of sewage disposal as appropriate.

10. If an on-site sewage disposal system exists, what is its age and capacity in terms of gallons per day?

11. Are there any streams, bogs, lakes, ponds, or wetlands located on the site or near the site?
 Yes No

If yes, please describe in detail:



12. Please indicate if any activities, past or present, whether conducted by you as owner or lessee of the real estate or by any other owner or lessee, ever included any of the following (check all that apply and provide details below):

- | | | |
|---|--|--|
| <input type="checkbox"/> Gas Stations | <input type="checkbox"/> Car Washes | <input type="checkbox"/> Electronic component manufacturing |
| <input type="checkbox"/> Auto Dealers | <input type="checkbox"/> Coal, gas, or tar plants | <input type="checkbox"/> Electrical Substations |
| <input type="checkbox"/> Railroad yards | <input type="checkbox"/> Chemical manufacturing | <input type="checkbox"/> Landfills (incl. Waste disposal site) |
| <input type="checkbox"/> Metal plating | <input type="checkbox"/> Auto body shops | <input type="checkbox"/> Machine shop |
| <input type="checkbox"/> Dry cleaning | <input type="checkbox"/> Pig farms | <input type="checkbox"/> Sand or gravel pits |
| <input type="checkbox"/> Tanning | <input type="checkbox"/> Other activity with high contamination risk | |
| <input type="checkbox"/> Junkyards | <input type="checkbox"/> Auto | |

Please explain:

Are any of the above businesses located adjacent to or near the subject property?

Yes No

If yes, please explain:

13. Are there, or have there ever been, any scrap piles, abandoned cars, incinerators, or electrical transformers on the site? Yes No

14. Are there any storage lagoons on the site? Yes No If yes, describe age, capacity, nature of lagoons, and whether or not still actively in use.

15. Does your business operations now involve, or have they ever involved, the generation, treatment, storage or disposal of any hazardous wastes, substances, matter, or material as defined in the Hazardous Substance Release Control Act, Alaska Statutes 46.309.010 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq. ("RCRA"), the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S. 9601 et seq. ("CERCLA"), or the Toxic Substance Control Act, 15 U.S.C. 2606 et seq. ("TSCA"), or under any regulations implementing those Acts? Yes No. If yes, identify by chemical and trade name the types(s) of waste(s) and provide an estimate of quantity (use separate sheet if necessary).

If yes, describe the process which uses or results in the substances or wastes, the methods or storage of any such substances or wastes, and the methods and locations of disposal of any such wastes (use separate sheet if necessary).

16. Is your business subject to Title III of the Superfund Amendments and Reauthorization Act of 1986 ("Emergency Planning and Community Right-to-Know Act") based on any extremely hazardous substances, hazardous chemicals or toxic chemicals you use, generate, or store?

Yes No. If yes, what steps have you taken toward compliance under that law?

17. To your knowledge, have there been any spills or discharges of oil, hazardous materials, hazardous wastes, toxic materials or toxic pollutants on the site? Yes No.

If yes, please describe fully, including relevant dates, nature of material discharged, cleanup efforts, and reporting to government authorities. (Use separate sheet if necessary).

18. Is there any evidence of asbestos containing material on the premises? Yes No.



19. Identify all environmental or land use licenses, permits, approvals, authorizations, certifications, notices, or filings which are required by an governmental agency for the operation of your business or the construction of any facilities or alteration of any property. Indicate those now held, date and issuance or filing, and date of expiration or date of application (for those not yet held). If issued or filed, please attach copies. (Use separate sheet if necessary).

20. Has an environmental site audit, history, review, or assessment ever been performed at this location? Yes
 No.

If yes, state when, what result(s), and attach a copy if available.

21. Has the facility, or property of any abutting landowner, been declared and “uncontrolled hazardous substances site” by the Department of Environmental Conservation?
 Yes No.

If yes, please describe when that occurred and which property was designated.

22. Is this facility, or any other facility or property owned by you or any guarantor, now subject, or has it ever been subject, to any governmental enforcement proceeding or order related to any licenses, permits, approvals, authorizations, certifications, environmental land use laws, or regulations, or is one anticipated within the next 18 months?
 Yes No. If yes, please explain:

23. Are you aware of any environmental problems, or potential environmental problems, including underground storage tanks, at this location or at any other locations ever owned or used in any manner by you or any guarantor, whether or not such problems have been identified by any federal, state, or local authorities?
 Yes No. If yes, please explain:

24. Has any application by you or any guarantor for any environmental license, permit, approval, authorization or certification ever been denied or not renewed?
 Yes No. If yes, please explain:



The undersigned certifies he/she/it has exercised due diligence and made all appropriate inquiries in completing this questionnaire, and that foregoing information is true and correct to the best of his/her/its knowledge. In the event that additional environmental analyses are required by Denali Federal Credit Union as a condition in its decision to lend, the undersigned authorizes the Credit Union or its agents to directly discuss the results of these analyses with any consultants the undersigned has retained to perform them.

The undersigned acknowledges that this questionnaire is for Denali Federal Credit Union's lending risk assessment purposes only. Should Denali Federal Credit Union lend to the borrower after review of this questionnaire, and any other evaluations it may require, such lending decision should not be construed as Denali Federal Credit Union's determination or implicit representation that the real property or mode of operation is free of actual or potential environmental problems.

INDIVIDUAL:

Signature: _____

Date:

Print Name:

CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY:

BUSINESS NAME:

Date:

Signature: _____

Print Name:

Capacity: