

Your Financial Institution

Borrower Name: John Smith **Date:** 5/4/2010

Co-borrower Name: Judi Smith

Borrower ID: S200400100 **Note Number:** 400500200

Note Amount: \$35,000 **Total Exposure:** \$375,000

Loan Officer: GRS **Portfolio Rating:** 3

Purpose of the Loan:

Collateral Description:

Capacity

Income:

Borrower Monthly Income:

\$2,560

CoBorrower Monthly Income:

\$2,210

Total Monthly Income:

\$4,770

Verification of Income:

Yes

Expenses:

Total Housing Expense:

\$1,010

New Loan Payment:

\$400

All Other Personal Expenditures:

\$300

Total Monthly Expenditures:

\$1,710

Housing Ratio:

21%

Total Debt Ratio:

36%

Risk Rating for Capacity:

3

Bank's Risk Rating for Capacity:

3

Comments:

Bank verified the borrowers income with 2009 W-2s. Bank agrees with the model rating of 3.

Character

Repayment History on all loan(s) with the Bank:

Average

- 0-3 Years current history

Credit Score:

Borrower

Co-Borrower

John Smith

720

Judi Smith

715

Years Employed in Profession:

Borrower

Co-Borrower

John Smith

10-15

Judi Smith

8-10

Risk Rating for Character:

3

Bank's Risk Rating for Character:

3

Comments:

Borrowers are long time customers of the Bank. Credit scores are excellent, length of job time is good and borrowers have paid as agreed on other loans with this Bank. Bank agrees with the model rating of 3.

Collateral

Multiple Collateral Securing Loan:

No

Cross Collateralized:

No

Cross-Collateralized Note Number(s):

Type of Collateral:

Titled Vehicle

If CD Secured, has the Hold Been Verified?

By:

Collateral Description:

2009 Ford F350 Truck

Source of the Valuation:

NADA

Date of Valuation:

5/3/2010

Collateral Value:

\$35,000

Prior Lien Amount:

\$0

Loan-to-Value:

100%

Risk Rating for Collateral:

4

Bank's Risk Rating for Collateral:

4

Comments:

Bank typically finances 100% for vehicle loans. Bank agrees with the model rating of 4.

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Loan Officer: GRS **Portfolio Rating:** 3

	Grade	Weight	Factor	Legend
Capacity	3	50%	1.5	Pass [1-4]
Character	3	25%	0.75	Criticized [5]
Collateral	4	25%	1	Classified [6-8]

Overall Rating: 3 *Pass - Moderately-Low Risk*

Bank's Overall Rating: 3 *Pass - Moderately-Low Risk*

Strengths: Long time customer
Paid as agreed
Employment history

Weaknesses: LTV

Exception(s) To Policy:

None.

Comments:

Bank agrees with the overall model rating of 3 based on acceptable DTI, credit scores, employment history, and repayment status.