



Comments: The assigned DDA account is a pre-paid interest reserve.

Original LTV: 85.6%

Total Appraisal Value: \$464,196

Total Current LTV: 85.6%

## Borrower/Co-Borrower Financial Analysis

SSN: \*\*\*-\*\*-6666

Name: JOHN SMITH

Type: Individual

PFS Date: 06/30/17 Signed: Yes Current: Yes

PTR Year: 2016 Signed: No Current: Yes

Financial Statement-Selected Entries('000)			
Assets		Liabilities	
Cash	\$325	Cash Collateral Loans	
Market Securities	\$662	Margin Loans	\$107
CVLI	\$153	Life Policy Loans	\$90
Annuities/Retirement	\$820	Other Notes Payable	\$125
Residences	\$1,100	Residence Mortgages	\$720
Wholly-Owned RE	\$750	Wholly-Owned Mtge	\$520
Part Int/Closely Held	\$1,400	Related Mortgages/NP	
Total Assets	\$5,450	Stated Net Worth	\$3,725
Unencum Liquid Assets	\$943	Adjusted Net Worth	\$1,868

Tax Return-Selected Entries('000)	
W2	\$225
Schedule B	\$23
Schedule C	\$595
Schedule E - K-1's	\$125
Depreciation Sched C & F	\$15
K-1 Distributions	\$75
Est Personal Cash Flow	\$933
DTI	11.9%

Bank Underwriting Calculation	
Personal Cash Flow	\$845
Total Debt Payments	\$108
DTI	12.8%

Credit Report - Yes	
Date	07/10/17
Score	725
Total Mo Payments	\$9,225

Loan Underwriter and Reviewer Generally Agree: Yes

Financial Performance Trend: Improving

Comments: The Borrower is a tax attorney with the law firm of Smith & Smith. Sch C is for the John Smith, PA.

## Guarantor Financial Analysis

## Summary Analysis of Risks to Repayment

### Repayment

Priority	Source	Description	Metric	Value
Primary	Borrower Income & Assets	2016 PTR & 6/30/17 PFS	DTI	11.9%
Secondary	Collateral Liquidation	Projected Year 5 CSV	LTV	94.2%
Tertiary	Not Applicable			

Reg O Loan: No

### Document Exceptions

No Document Exceptions

### Financial Exceptions

No Financial Exceptions

### Loan Policy/Underwriting Exceptions

No Policy/UW Exceptions

### Financial Covenants

No Financial Covenants

Loan Weaknesses: CSV is based on projected increases, not guaranteed values

Loan Strengths: Borrower DTI of 11.9% and unencumbered liquidity of \$943M to cover any CSV shortfall. Pre-paid interest reserve.

Loan Underwriting presentation: Thorough  
and the Financial Analysis of the source of Repayment: Thorough

Loan Underwriting structural support: Moderate/Conservative

Comments on Loan Underwriting: Repayment risk is conservatively limited by the projected CSV of the collateral, the pre-paid interest reserve, and the additional Borrower financial support.

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Global Cash Flow Calc: N/A      Stress Testing: Yes      Level: Single-Level Test Is Adequate: Yes

Bank Risk Grade: 2.50      CRC Rec Grade: 2.50      Credit Grade Outlook: Stable

Credit Risk Comments: Assigned risk grade of 2.50 is satisfactorily supported by the life policies CSV, Borrower DTI of 11.9% and personal liquidity of \$900M.

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Significant Credit or Loan Structure Issues:      No