



# Loan Review Summary

**ENSIGHT**  
**CRC GROUP, LLC**  
*Credit Risk Consulting*

Review as of:  
03/31/18

Review Purpose:  
New Loan

Review Date:  
04/17/19

Reviewer:  
Bob Dunlap

## Borrower Identity

Name: JOHN SMITH  
Business: Attorney

Type: Consumer

## Loan Information

### Information for Loan #: 6000004

Bank Risk Grade: 2.50 Pass Grade

Original Amount: \$450,000

Date Opened: 06/25/17

Original Maturity: 06/26/32

Current Balance: \$434,906

Committed Exposure: \$434,906

Original Purpose: To finance the purchase of a new primary residence

Purchase Amount: \$670,000

Project LTC: 67.2%

Settlement Statement: Yes

Advance Terms: Fully advanced at loan closing

Interest Rate: 3.75%

Type: Fixed

Change Date Freq:

Index:

Floor: 3.75%

Loan Payment Type: P & I

Amount: \$3,273

Amortization: 180 Months

Frequency: Monthly

Loan Payment Status: Current

Loan Officer: Jill Simpson

Loan Approved: Yes Approver: Jonathon Andrews

Appropriate Authority: Yes

Does the Loan Conform with Approval: Yes

## Collateral Information

### Real Estate Collateral (P)

RE Type: Primary Residence

Description: FREM on 3,750 s.f. 4BR,3.5B SFR on 1 acre

Location: 9506 Kuhn Road

City: Jacksonville

State: FL

Zip: 32257

### Appraisals

Date: 06/15/17

Type: "as-is" MV

Amount: \$675,000

Appraiser: Sexton Appraisal Service

Approved Appraiser: Yes

Reviewed: Yes

Accepted: Yes

Orig LTV: 66.7%

Flood Search: Yes

Flood Zone: No

Hazard Insurance: Yes

Amount: \$575,000

Exp Date: 06/25/17

Flood Insurance: N/A

Mortgage/DOT Date: 06/25/17

Amount: \$450,000

Assign of Rents: N/A

Eff. Recording Date: 06/26/17

Title Verification Type: Policy

Date: 06/26/17

Title Insurance Amount: \$450,000

**Original LTV: 66.7%**

**Total Appraisal Value: \$675,000**

**Total Current LTV: 64.4%**

## Borrower/Co-Borrower Financial Analysis

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

Name: JOHN SMITH

Type: Consumer

Application Date: 05/30/17

Signed: Yes

Financial Statement-Selected Entries('000)			
Assets		Liabilities	
Liquid Assets	\$1,140	Margin Loans	\$107
Annuities/Retirement	\$820	Life Policy Loans	\$90
Residences	\$675	Residence Mortgages	\$450
Wholly-Owned RE	\$750	Wholly-Owned Mtge	\$520
Part Int/Closely Held	\$1,400	Releated Mortgages/NP	
Total Assets	\$4,895	Other Notes Payable	\$125
		Stated Net Worth	\$3,600
		Adjusted Net Worth	\$1,868

Bank Underwriting Information	
Stated Mo Income	\$69,750
Primary Housing Obligation	\$4,423
2nd Home/Investment Obligation	\$4,125
Other Payment Obligation	\$1,175
Total Payment Obligation	\$9,723
Primary Ratio	6.3%
Total Obligation Ratio/DTI	13.9%

Employment	Self-Employed Attorney
Stated Mo. Income	\$69,750
Income Verified	Yes
<b>PTR Income Estimate (Mo)</b>	2016
W2	\$18,780
Schedule B	\$1,918
Sch C (add Deprec.)	\$50,810
Recurring Income	\$71,508
Est. Total Mo Income	\$71,508
Estimated DTI	13.6%

Credit Report - Yes	
Date	06/10/17
Score	740
Total Mo Payments	\$1,065

Name: Marilyn Smith

Joint/Spouse provides no additional income

Credit Report - Yes	
Date	06/10/17
Score	720
Total Mo Payments	\$125

Loan Underwriter and Reviewer Generally Agree: Yes

Financial Performance Trend: Improving

Comments: The Borrower is a tax attorney with the law firm of Smith &amp; 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	DTI	13.9%
Secondary	Collateral Liquidation	June 2017 "as-is" MV (Purchase Price is less)	LTV	67.2%
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: None noted

Loan Strengths: Borrower Primary Ratio of 6.3% and Total Obligation Ratio of 13.9%. LTV of 67%.

---

Loan Underwriting presentation: Complete

and the Financial Analysis of the source of Repayment: Acceptable

Loan Underwriting structural support: Moderate/Conservative

Comments on Loan Underwriting: Total Obligation Ratio of 13.9% and LTV of 67% are Conservative factors.

---

Global Cash Flow Calc: N/A

Stress Testing: N/A

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 Total Obligation ratio of 13.9% and LTV of 67%.

---

Significant Credit or Loan Structure Issues: No