ACIA

Atlantic County Improvement Authority
600 Aviation Research Blvd.
Egg Harbor Township, NJ 08234
Telephone: (609)343-2390
Fax: (609)343-2188

SUBORDINATION QUALIFICATION APPLICATION

Dear Borrower and Lender:

A $100.00 dollar application fee payable to the Atlantic County Improvement Authority is due prior to consideration of the request. Atlantic County Improvement Authority will consider subordinating its mortgage after review of the five items listed below. Please fill-in all fields below, sign and send back to the above address along with the appropriate supporting documentation for our review. If you are using an appraisal to determine property value, please forward a copy to our office. If approved, you will need to prepare the subordination agreement for ACIA's review and approval.

A) Loan Information:

BORROWER'S NAME: ______________________________________

PROPERTY ADDRESS: ______________________________________

MUNICIPALITY: ______________________________________

INSTRUMENT: ______________________________________

AMOUNT OF ACIA LOAN:_____________

B) ACIA will consider a subordination of the loan based on the five criteria below:

(1) Monthly Payment: Proposed monthly payment for all superior liens must not be greater than the current monthly payment of all superior liens. Please provide URLA Form 1003.

- Current monthly payment for all superior liens: $_______________
- Proposed monthly payment for all superior liens: $_______________

(2) Combined Loan-To-Value: Post-refinance total Loan-To-Value must not exceed 80% based on all loans. Please fill out all spaces below and submit documentation to support your claims.

New first mortgage maximum principal: $__________
Other mortgages or liens now senior to ACIA + $__________
ACIA mortgage: + $__________
Total liens on property: = $__________ Total Loans

Assessed value of property: $ _________

Current Equalization rate: (Atlantic City) x ______________
Assumed value of property = $ ______________ Value

OR

APPRAISAL (attach copy) $ ________________

(3) Lien Position: ACIA will subordinate to the extent we remain in the same "dollar" position as the loan was when it was originally approved. For example, if there was $100,000 balance in superior mortgages in place when we made our original loan, then we will only subordinate to allow $100,000 in mortgages to be superior to our mortgage.

(4) No/Limited Cash-Out: ACIA is less likely to approve subordinations to loans that include large cash outs. Cash outs providing an economic benefit should provide explanation and documentation.

(5) Material Financial Benefit: ACIA will subordinate, at its sole discretion, when and if the Borrower has demonstrated that a specific, material financial benefit will result from the proposed refinance.

C) New Bank or Mortgage Company Information

Company Name: ______________________ Phone#:____________________
Address: ________________________
City: ________________________
State: __________ Zip: __________

Bank Representative
Name: ________________________
Title: ________________________

____________________________ ____________________________
Borrower: Date

ACIA Approval: ____________________________________ ____________
Name **Title** **Date**