About Us

Founded in 2004, Mazaska Owecaso Otipi Financial (Mazaska) is a Native Community Development Financial Institution that provides housing loans. Mazaska serves members of the Oglala Sioux Tribe living on, or in communities adjacent to, the Pine Ridge Indian Reservation. In the Lakota language, Mazaska Owecaso Otipi means “Lending Money for Housing.”

Mazaska’s mission is to create safe and affordable housing opportunities on the Pine Ridge Indian Reservation by providing loans, training and financial insight to empower our native people to build assets and create wealth.

Housing Development Services Offered

- Homebuyer Education Classes
- One-on-One Technical Assistance
- Pre-purchase Housing Assistance
- Financial Literacy Classes
- Housing Workshops
- Post-purchase Housing Assistance

Loan Products Offered

- **Homeowner Credit Opportunity Loans**
  - **Loan Range:** $10,000 - 100,000
  - **Term:** 5 yrs

- **Rehabilitation Loans**
  - **Loan Range:** $10,000 - $40,000
  - **Term:** Up to 15 yrs

- **Credit Builder Loans**
  - **Loan Range:** $500 - $2,500
  - **Term:** Up to 2 yrs

- **Home Purchase Loans**
  - **Loan Range:** $10,000 - $150,000
  - **Term:** Up to 30 yrs

- **Construction Loans**
  - **Loan Range:** $25,000 - $150,000
  - **Term:** Maximum 5 draws during 12-month construction period (followed by long-term financing from Mazaska or other lender)

Eligibility Requirements

- Real Estate must be located on the Pine Ridge Indian Reservation as recognized by the Oglala Sioux Tribe
- Mazaska requires a 1st lien on real estate or leasehold
- Applicants with problematic credit history must demonstrate the potential to recover from credit problems
- Eligibility requirements vary by loan product
- Applicants must participate in financial literacy and homebuyer education
- Other eligibility requirements may apply

Term and Conditions

- **Interest Rate:** Fixed Market Rate
- **Application Fee:** Mortgage Loan Products - $75.00, Rehabilitation Loan - $25.00, Credit Builder Loan - $25.00
  - All loan fees are nonrefundable
- **Closing Fee:** 1% of the loan amount.
- The Borrower is responsible for paying the cost of outside legal counsel, and the recording, filing, appraisal and/or other fees associated with loan processing and documentation.
- Mazaska prefers that loan payments be deducted from the Borrower’s payroll or other accounts.
- Loan terms and conditions vary by loan product. Other terms and conditions may apply.
APPLICANT INFORMATION
Applicant Name: _____________________________________________________________________________
OST Enrollment #: ___________________ SS#: _____________________ Date of Birth: ________________

Co-Applicant Name (if applicable): ________________________________________________________________________
OST Enrollment #: ___________________ SS#: _____________________ Date of Birth: ________________

Mailing Address:__________________________________________________ # of yrs at this address________
City/State/Zip: ___________________________________________________ County: _____________________

Physical Address (Route #, Milepost #, etc): ____________________________________________________________

Telephone: _______________________  Cell: ____________________ Email: _______________________

Veteran: Yes or No

Are you Head of Household? ________ Number of Dependents: ____________ Ages: __________________________

LOAN REQUEST
Amount of Loan Requested $: ____________________ Amount of Down Payment/Equity $: ____________________

Physical Address of Property: ________________________________________________________________

Use of Loan Proceeds (check one):
Homeowner Credit Opportunity □ Home Construction □
Home Purchase □ Credit Builder □
Home Rehabilitation □

EMPLOYMENT AND INCOME
Present Employer: __________________________________________ # of yrs there: ________________
Employer Address: __________________________________________ Position/title: ____________________
City/State/Zip: ___________________________________________ Telephone #: ______________________
Salary: $_______________ per month (gross) $____________ per month (net, after tax)

Present Employer: __________________________________________ # of yrs there: ________________
Employer Address: __________________________________________ Position/title: ____________________
City/State/Zip: ___________________________________________ Telephone #: ______________________
(Co-Applicant, if applicable):

<table>
<thead>
<tr>
<th>Present Employer</th>
<th># of yrs there</th>
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<tr>
<th>Employer Address</th>
<th>Position/title</th>
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<th>City/State/Zip</th>
<th>Telephone #</th>
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<th>Salary</th>
<th>per month (gross)</th>
<th>per month (net, after tax)</th>
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<th>City/State/Zip</th>
<th>Telephone #</th>
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Other Sources of Income *(you are not required to list alimony or child support unless you want them considered for repayment ability):*

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<tr>
<th>Amount of Other Income</th>
<th>Sources of Other Income</th>
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<tr>
<th>Do you receive TANF?</th>
<th>Food Stamps?</th>
<th>Other</th>
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Is any income listed in this section likely to be reduced in the next two years? **Yes** or **No**  Explain: _______________

**CREDIT INFORMATION**

Please list three credit references:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
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**COLLATERAL**

Please list the items available for collateral for this loan. Collateral value should be equal to or more than the loan amount requested. Items that you can use for collateral include: vehicles and equipment with clean titles and no liens; farm/ranching equipment; and other personal property. In most cases, Mazaska will place a mortgage on your house or mobile home to secure the loan.

<table>
<thead>
<tr>
<th>Collateral Description</th>
<th>Physical Location of Collateral</th>
<th>Estimated Value</th>
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<tr>
<td></td>
<td></td>
<td>(value less any lender liens)</td>
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APPLICATION FEE
Mazaska Owecaso Otipi Financial requires Applicants to pay an Application Fee prior to submitting the Loan Application for consideration. This fee helps to defray some of our costs to review the application and obtain credit and other information in connection with our review.

APPLICATION FEE Rehab/Credit Builder Loan ($25.00)  DATE RECEIVED

APPLICATION FEE Mortgage Loan ($75.00)  DATE RECEIVED

BORROWER’S ACKNOWLEDGEMENT
1. I certify that everything I have stated in this application and on any attachment is correct. You may keep this application whether or not it is approved. By signing below I authorize you to check my credit and employment history and to answer questions others may ask you about my credit record with you. I agree to provide receipts for the total amount of the loan if it is approved.

2. I understand that should my loan be approved, prior to closing Mazaska Owecaso Otipi Financial will charge a Closing Fee of 1% of the loan amount. Additionally, any third party costs incurred by Mazaska Owecaso Otipi Financial in connection with closing the loan (including lien fees, legal fees, etc.) will also be charged to me.

_____________________________________________________  ___________________________
Applicant’s Signature        Date

_____________________________________________________  ___________________________
Co-Applicant’s Signature       Date

_____________________________________________________  ___________________________
Mazaska’s Loan Officer       Date

The following information is requested by the Federal Government in order to monitor compliance with federal laws prohibiting discrimination against applicants or recipients on the basis of ethnicity, race, and gender. You are not required to furnish this information but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, the provider of the requested assistance is required to note the ethnicity, race and gender of the applicant on the basis of visual observation or surname.

__________    I do not wish to furnish this information.
(Please check)

ETHNICITY:    RACE:    GENDER:
Hispanic     Native American    Pacific Islander    Male
Non-Hispanic     Asian     White    Female
African American     Other
### PERSONAL FINANCIAL STATEMENT

<table>
<thead>
<tr>
<th>Checking / Savings Accounts</th>
<th>Name of Account Holder</th>
<th>Institution</th>
<th>Account #</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checking</td>
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<tr>
<td>Savings</td>
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<tr>
<td>Other -</td>
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</tbody>
</table>

**TOTAL CASH - CHECKING/SAVINGS: $__________**

<table>
<thead>
<tr>
<th>Credit Accts.</th>
<th>Creditor</th>
<th>Address</th>
<th>Monthly Payment</th>
<th>Account Number</th>
<th>Account Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Loan</td>
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<tr>
<td>Bank Loan</td>
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<td>Tribal Loan</td>
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<td>Credit Card</td>
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<td>Other -</td>
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<td>Other -</td>
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**TOTAL MONTHLY PAYMENT: $_______________  TOTAL OUTSTANDING: $_______________**

### MONTHLY INCOME

- Borrower's Salary
- Spouse's Salary
- Bonus/Commissions
- Alimony/Child Support *(not required)*
- Investment Income
- Real Estate Income
- Other –

**TOTAL MONTHLY INCOME $_______________**

### LIVING EXPENSES

- Rent / Mortgage
- Groceries, household supplies, toiletries
- Fuel (Gas, oil, propane, wood)
- Electricity/Water/Sewer
- Telephone/Cell Phone
- Insurance premiums
- Alimony/Child Support
- Child Care
- Other

**TOTAL MONTHLY EXPENSE $_______________**

### MONTHLY DISPOSABLE INCOME $_______________

*(Monthly income less monthly expenses)*

- Have you ever filed bankruptcy? Yes____ No____
- Are there any outstanding judgments against you? Yes____ No____
- Are you currently a party to a lawsuit? Yes____ No____

*If yes, please use a separate piece of paper to explain.*

I represent and warrant that Mazaska Owecaso Otipi Financial is relying on the above information to make a decision regarding the extension of credit. I promise that this is a true statement of my financial condition as of the date listed above.

Borrower's Signature ___________ Date ___________ Spouse's Signature ___________ Date ___________

*(Only if spouse is co-applicant on loan)*