

Loan Application

I. Loan Overview

Borrower Name _____ Loan Amount Requested _____
Loan Product _____ Loan Term Requested _____
Loan Type _____ Current Debt Amount (if refi) _____

II. Property Details (If portfolio loan, send rent roll)

Address _____ City _____ State _____ Zip _____
Property Type _____ Number of Units _____ Acquisition Date _____

Valuation

Purchase Price/Acquisition _____ Annual Taxes _____
Assignment Fee (if any) _____ Annual Insurance _____
Current "As-Is" Value (estimated) _____ Annual HOA (if any) _____
"As Completed" Value / ARV (if rehab is being performed) _____ Annualized Rent Collected (if any) _____

Questionnaire

- a. Is this a distress sale (e.g., foreclosure, short sale auction)? a. Yes _____ No _____
- b. Is there a contract assignment or situation where seller is not holding title? b. Yes _____ No _____
- c. Will this property be occupied at any time by any owner or guarantor? c. Yes _____ No _____
- d. Will this property be managed by a property manager? d. Yes _____ No _____
- e. Are there any lawsuits outstanding against this property? e. Yes _____ No _____
- f. Is this property subject to any default or foreclosure proceedings? f. Yes _____ No _____
- g. Are there any known environmental issues? g. Yes _____ No _____

III. Renovation and Construction (Skip, if no rehab needed)

Construction Budget (\$) _____ a. Is a building permit required? Yes _____ No _____
b. Is the usage of the property changing? Yes _____ No _____

IV. Project Description (Please provide a brief description of planned changes to the existing property in the space below)

V. Individual Owner and Guarantor Information

	Guarantor 1	Guarantor 2
Name	_____	_____
Equity Ownership %	_____	_____
SSN	_____	_____
Date of Birth	_____	_____
Present Address	_____	_____
Phone	_____	_____
Email	_____	_____
Credit Score	_____	_____
Liquid Assets (\$)	_____	_____
Marital Status	_____	_____
Number of rentals currently owned	_____	_____
Number of years managing rentals	_____	_____
Number of prior projects completed	_____	_____

Declarations

	Guarantor 1	Guarantor 2
a. Are you a US Citizen?	a. Yes ___ No ___	a. Yes ___ No ___
b. If you are not a US Citizen, are you a permanent resident alien?	b. Yes ___ No ___	b. Yes ___ No ___
c. Have you even been convicted of, or plead guilty, to a criminal offense?	c. Yes ___ No ___	c. Yes ___ No ___
d. Are there any outstanding judgement or lawsuits against you, the borrowing entity or any entity in which you are the principal?	d. Yes ___ No ___	d. Yes ___ No ___
e. Have you, the borrowing entity or any entity in which you are the principal been named as a defendant in any litigation within the past five years?	e. Yes ___ No ___	e. Yes ___ No ___
f. Have you, the borrowing entity or any entity in which you are the principal had a property foreclosed upon or given title or deed in lieu thereof in the past five years?	f. Yes ___ No ___	f. Yes ___ No ___
g. Have you, the borrowing entity or any entity in which you are the principal presently delinquent or in default on any loan, financial obligation, bond or loan guarantee?	g. Yes ___ No ___	g. Yes ___ No ___
h. Have you, the borrowing entity or any entity in which you are the principal filed for bankruptcy in the past five years?	h. Yes ___ No ___	h. Yes ___ No ___
i. Are you aware of any potential litigation involving the borrowing entity or the collateral property?	i. Yes ___ No ___	i. Yes ___ No ___
j. Are any tax returns of yours, the borrowing entity or any entity in which you are the principal currently being contested?	j. Yes ___ No ___	j. Yes ___ No ___

VI. Disclosures and Acknowledgment

It is a crime to knowingly falsify information on this application.

Each of the undersigned specifically represents to the lender and to the lender's potential agents, affiliates, subsidiaries, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that:

- (1) the information provided in this application and its associated addenda is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that

I have made on this application or its addenda, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under provisions of Title 18, United States Code, Sec. 1001, et seq;

- (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application;
- (3) the collateral property will not be used for any illegal or prohibited purpose or use;
- (4) all statements made in this application are made for the purpose of obtaining a mortgage loan;
- (5) the collateral property will be used for the purposes indicated in this application;
- (6) The lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the loan is approved;
- (7) The lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in this application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan;
- (8) in the event that my payments on the Loan become delinquent, the lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies;
- (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law;
- (10) neither the lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and
- (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws, or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Authorization to Obtain and Release Information

The undersigned hereby understands and consents that, during the review of this loan request, the lender and/or its subsidiaries and affiliates will conduct due diligence and/or background investigations on the individuals listed in this application. By signing below, the undersigned expressly authorizes the lender to gather financial, credit, background, reference, and other information for the purposes of reviewing this loan request. Additionally, the undersigned authorizes the lender to share such information with affiliates or third parties as a matter of course during the due diligence process. In connection with any such due diligence, the lender is authorized to disclose to affiliates and/or third parties any and all documents and information necessary to complete its investigations. Other than for the necessary business purposes of the lender, all personal and/or non-public information of the undersigned will be treated by the lender as strictly confidential and will not be shared with third parties.

Credit Report Authorization

I hereby authorize the lender and/or its subsidiaries and affiliates to obtain a copy of my credit report from a credit reporting agency of the lender's choice. I understand that the lender intends to use the credit report to determine whether to extend credit to me and, if so, upon what terms. I understand that an inquiry will appear on my credit report as a result of this action. I authorize the credit reporting agency to use a copy of this form to request and obtain any information deemed necessary to complete my credit report and further authorize the lender and all third parties to provide requested information to the credit reporting agency in the fulfillment of this loan application request.

Business Purpose Affidavit

The undersigned hereby specifically represent to the lender that (1) no owner or guarantor will occupy this property as a residence and (2) this loan will be used primarily for business and commercial purposes and not for personal or consumer use.

Notice of Right to Receive Appraisal Report

You have the right to receive a copy of any appraisal report obtained in connection with this application. If you would like to receive a copy, please email your original the lender contact/broker. We must hear from you no later than 90 days after the date that we notify you of the action taken on your application or that you withdraw your application. In your email, please provide your name and mailing address, as well as the address of the property on which the appraisal was performed. If you have not previously paid for the cost of the appraisal, you will be required to do so before your request is fulfilled.

Signatures

Guarantor 1

Signature _____

Date _____

Guarantor 2

Signature _____

Date _____