

## Loan Application – Borrower Details

### Borrower / Authorized Signer Information

Individual's Name: \_\_\_\_\_ Marital Status:  Married  Single  Separated  Divorced

Primary Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Do you own or rent your primary residence:  Own  Rent Number of years at primary residence: \_\_\_\_\_

Mailing address (if different from primary residence): \_\_\_\_\_

Primary Phone Number: \_\_\_\_\_

### Employment Information

Marital Status: \_\_\_\_\_

Self-Employed:  Yes  No

Email Address: \_\_\_\_\_

Employer Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Position & Title: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Employer Address: \_\_\_\_\_

### Co-Borrower / Authorized Signer Information (If Applicable)

Individual's Name: \_\_\_\_\_ Marital Status:  Married  Single  Separated  Divorced

Primary Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Do you own or rent your primary residence:  Own  Rent Number of years at primary residence: \_\_\_\_\_

Mailing address (if different from primary residence): \_\_\_\_\_

Primary Phone Number: \_\_\_\_\_

### Employment Information

Marital Status: \_\_\_\_\_

Self-Employed:  Yes  No

Email Address: \_\_\_\_\_

Employer Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Position & Title: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Employer Address: \_\_\_\_\_

### Declarations / Questionnaire

| Please check YES or NO for each of the following questions   | Borrower |    | Co-Borrower |    |
|--|----------|----|-------------|----|
|  | Yes      | No | Yes         | No |
| Are there any outstanding judgements against you?  |          |    |             |    |
| Have you been declared bankrupt within the last seven (7) years?   |          |    |             |    |
| Have you or any other entity of which you were/are a principal been in foreclosure or had any property that was foreclosed upon? |          |    |             |    |
| Are you party to lawsuit?  |          |    |             |    |
| Are you presently delinquent on any federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?     |          |    |             |    |
| Have you ever been convicted of a felony?  |          |    |             |    |
| Are you a US citizen?  |          |    |             |    |
| Are you a permanent resident alien?  |          |    |             |    |
| Do you intend to occupy the property as your primary residence?  |          |    |             |    |

### Financial Statement

|                               |    |  |    |
|-------------------------------|----|--|----|
| Estimated Total Annual Income | \$ | Estimated Current Liquid Assets:<br><small>(cash or can be converted to cash within 30 days)</small> | \$ |
| Cash in Bank                  | \$ | Real Estate Owned  | \$ |

# Loan Application – Transaction Details

## Subject Property Information

Subject Property Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Property Type: \_\_\_\_\_ Number of Units: \_\_\_\_\_ Occupancy: Leased Vacant  
Cross-Collateralization: Yes No If YES, # of properties: \_\_\_\_\_ (Provide all addresses on a separate spreadsheet)

## Loan Request Information

Transaction Type: Purchase Rate & Term Refinance Cash-Out Refinance  
Loan Amount Requested: \$ \_\_\_\_\_ Loan Term Request: 1 Year 2 Year 3 Year  
Purchase Price: \$ \_\_\_\_\_ Estimated Property Value: \$ \_\_\_\_\_

**If refinance, complete the following:**

Current debt on property: \$ \_\_\_\_\_ Original Cost: \$ \_\_\_\_\_  
Year Acquired: \_\_\_\_\_ Amount of rehab completed (if any): \$ \_\_\_\_\_

## Borrower / Entity Information

Title will be held in what name(s): \_\_\_\_\_  
Type: LLC Corporation Personal Name Limited Partnership

### Interior Access Contact Information For Subject Property

|  |               |
|--|---------------|
| Contact Name:<br><small>(or lock box number)</small> | Phone Number: |
| Relationship:  | Email:        |

### Escrow / Closing Company Information

|                |               |
|----------------|---------------|
| Company Name:  | Phone Number: |
| Closing Agent: | Email:        |

### Declaration Of Non-Owner Occupancy & Business Use Of Proceeds

I ("Borrower") certify and represent to lender ("Originator") as follows:

I hereby declare that I have no intention of making the property (subject property listed in my loan application) my principal residence.

Additionally, I declare that I have no intention of utilizing the property as a second home and/or any surviving spouse or family member shall live in the property. I understand that this loan is a business purpose loan and not a household purpose loan. The loan proceeds are intended to be used and shall be used for business purpose only, not for personal use.

I represent that I understand the difference between consumer loan for personal purposes and a commercial loan for business purposes. I represent that this loan is not a consumer loan and therefore is not subject to any laws relating to consumer loans under any state or federal laws such as Truth in Lending Act (15 U.S.C. § 1601 et seq.), Real Estate Settlement Procedures Act (12 U.S.C. § 2601 et seq.), Gramm-Leach Bliley Act (15 U.S.C. §§ 6802-6809), Secure and Fair Enforcement Mortgage Licensing Act (12 U.S.C. § 5101 et seq.), and Home-owners Protection Act (12 U.S.C. § 4901 et seq.).

I realize the lender, broker, assignees and successors rely upon this information. I confirm I have read and understand this document. I declare under penalty of perjury the foregoing is true and correct.

### Authorization To Conduct Credit & Background Check

By signing this form, I/we hereby authorize lender to conduct a background and/or credit check. Additionally, the undersigned and each party to this loan, authorizes lender to disclose to any third party, employee, agent or assignee thereof information regarding background and credit experience.

I understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of title 18, United States code, 1014. I also understand that the lender intends to use the data obtained through the investigation for due diligence purposes only, and shall not disclose such information to any other party except as otherwise authorized above.

Entity / Company Name (if applicable)

Borrower / Authorized Signer Name (print)

Co-Borrower / Authorized Signer Name (print)

Signature - Borrower / Authorized Signer

Date

Signature - Co-Borrower / Authorized Signer

Date

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## Strategy Letter

I understand that I am applying for a non-owner occupied, business purpose investment loan:    Yes    No

What is your plan for this property?    Fix & Flip    Rental    Bridge    Other

If Fix & Flip, what do you anticipate your hold time to be? \_\_\_\_\_ months

If Fix & Flip, what do you estimate the ARV (after repair value) to be: \$ \_\_\_\_\_

If Rental Property, the monthly rental income is / will be: \$ \_\_\_\_\_

Explain your investment strategy for this property in detail:

What is your exit strategy and how do you intend to repay this loan?    Sell Property    Refinance    Other

How do you intend to use the cash-out proceeds? *Please explain in detail.*

Do you intend to rehab or upgrade the subject property?    Yes    No

If YES, what do you estimate your construction, rehab, and/or updating costs will be? Please explain in detail the scope of work.(If costs exceed \$10,000, please provide an itemized rehab bid / outlined scope of work with your submission)

\_\_\_\_\_  
Entity / Company Name (if applicable)

\_\_\_\_\_  
Borrower / Authorized Signer Name (print)

\_\_\_\_\_  
Signature - Borrower / Authorized Signer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Borrower / Authorized Signer Name (print)

\_\_\_\_\_  
Signature - Co-Borrower / Authorized Signer

\_\_\_\_\_  
Date

# Investor Experience & Portfolio

Entity / Company Name (if applicable) \_\_\_\_\_

Co-Borrower / Authorized Signer Name (print) \_\_\_\_\_

How many non-owner occupied, investment properties have you had a controlling interest in (including those you have sold) within the last:

12 months: \_\_\_\_\_ 36 months: \_\_\_\_\_ Ever: \_\_\_\_\_

**Please complete the tables below – OR – provide a separate Schedule of REO and Recently Sold Properties**

## Current Schedule Of Real Estate Owned

| Address | City | State | Zip | Entity/<br>Name on Title | % of<br>Ownership | Acquisition<br>Date | Investment<br>Type | Property<br>Type | Present<br>Market Value | Mortgages<br>& Liens | Net<br>Rental Income |
|---------|------|-------|-----|--------------------------|-------------------|---------------------|--------------------|------------------|-------------------------|----------------------|----------------------|
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |
|         |      |       |     |                          |                   |                     |                    |                  |                         |                      |                      |

## Recently Sold Properties

| Address | City | State | Zip | Entity/<br>Name on Title | % of<br>Ownership | Acquisition<br>Date | Disposition<br>Date | Purchase Price | Purchase Price | Disposition<br>Price |
|---------|------|-------|-----|--------------------------|-------------------|---------------------|---------------------|----------------|----------------|----------------------|
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |
|         |      |       |     |                          |                   |                     |                     |                |                |                      |