

# LOAN APPLICATION



# APPLICATION

## Borrower Information

Company Name	<input type="text"/>	T.I.N.	<input type="text"/>
Personal Name	<input type="text"/>	Social Security	<input type="text"/>
Loan Vesting	<input type="checkbox"/> Personal Name <input type="checkbox"/> Company Name	Type of Credit	<input type="checkbox"/> I am applying for individual credit. <input type="checkbox"/> I am applying for joint credit.
U.S. Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No	Total Number of borrowers	<input type="text"/>
Address	<input type="text"/>	Date of Birth	<input type="text"/>
City, State, Zip	<input type="text"/>	Marital Status	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated
Own / Rent	<input type="checkbox"/> Own <input type="checkbox"/> Rent	Work Phone	<input type="text"/>
Home Phone	<input type="text"/>	Cell Phone	<input type="text"/>
Fax	<input type="text"/>	Other	<input type="text"/>
Email	<input type="text"/>		

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Own / Rent	<input type="checkbox"/> Own <input type="checkbox"/> Rent	Work Phone	<input type="text"/>
Home Phone	<input type="text"/>	Cell Phone	<input type="text"/>
Fax	<input type="text"/>	Other	<input type="text"/>
Email	<input type="text"/>		

## Borrower Employment Information

Employer	<input type="text"/>	Years on Job	<input type="text"/>
Address	<input type="text"/>	Years in this work	<input type="text"/>
City, ST, Zip	<input type="text"/>	Monthly Income	<input type="text"/>
Self Employed	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Position	<input type="text"/>		
Employer Phone	<input type="text"/>		

# APPLICATION

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## Company Information

List all members with 20% or more ownership

Member Name	Ownership Percentage

# APPLICATION

## Demographic Information of Borrower

**The purpose of collecting this information** is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

### Ethnicity: Check one or more

- Hispanic or Latino  
 Mexican  Puerto Rican  Cuban  
 Other Hispanic or Latino - *Print origin:*

*For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.*

- Not Hispanic or Latino  
 I do not wish to provide this information

### Sex:

- Female  
 Male  
 I do not wish to provide this information

### Race: Check one or more

- American Indian or Alaska Native - *Print name of enrolled or principal tribe:*
- 
- Asian  
 Asian Indian  Chinese  Filipino  
 Japanese  Korean  Vietnamese  
 Other Asian - *Print race:*

*For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.*

- Black or African American  
 Native Hawaiian or Other Pacific Islander  
 Native Hawaiian  Guamanian or Chamorro  
 Samoan  Other Pacific Islander - *Print race:*

*For example: Fijian, Tongan, and so on.*

- White  
 I do not wish to provide this information

## To Be Completed by Financial Institution (for application taken in person):

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname?  No  Yes  
Was the sex of the Borrower collected on the basis of visual observation or surname?  No  Yes  
Was the race of the Borrower collected on the basis of visual observation or surname?  No  Yes

## The Demographic Information was provided through:

- Face-to-Face Interview (*includes Electronic Media w/ Video Component*)  Telephone Interview  
 Fax or Mail  Email or Internet

# APPLICATION

## Personal Financial Information

Assets	Value		
Cash in Bank	\$ <input type="text"/>	IRS, 401K, retirement Accts	\$ <input type="text"/>
Stocks Bonds	\$ <input type="text"/>	Personal Residence	\$ <input type="text"/>
Other Real Estate Owned	\$ <input type="text"/>	Exit Strategy	<input type="checkbox"/> Sell <input type="checkbox"/> Ref.
How many flips have you successfully exited in the last 18 months? <input type="text"/>			
Gross Income		Borrower	Co Borrower
Employment	<input type="text"/>	<input type="text"/>	<input type="text"/>
			Total
			<input type="text"/>

## If YES, please provide detailed written explanation

Have you or an entity in which you had an ownership interest or officer position ever declared bankruptcy?  No  Yes

Have you ever had a foreclosure proceeding initiated against you?  No  Yes

Are there any judgments, pending or threatened legal actions against you?  No  Yes

Have you ever been charged with any criminal offense, either a misdemeanor or felony?  No  Yes

## Property and Loan Details

Property Address	<input type="text"/>	City	<input type="text"/>
State	<input type="text"/>	ZIP	<input type="text"/>
Is the subject already in escrow?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Property Type	<input type="checkbox"/> SFR <input type="checkbox"/> Multi
Purchase Price	\$ <input type="text"/>		<input type="checkbox"/> Ground Up <input type="checkbox"/> Other
Rehab Budget	\$ <input type="text"/>	Purchase Date	<input type="text"/>
Are you requesting Rehab financing?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Estimated ARV	<input type="text"/>
Requested Loan Amount	\$ <input type="text"/>	Investor Down	\$ <input type="text"/>

## Rental Loan Details

Taxes	\$ <input type="text"/>	HOA Fee	\$ <input type="text"/>
Rent	\$ <input type="text"/>	Existing Debt	\$ <input type="text"/>
Insurance	\$ <input type="text"/>		

# APPLICATION

## Rehab Estimate of Improvements

Property Address

Date

**This rehab estimate applies to:**

Main Dwelling  Accessory Dwelling Unit (ADU)  Other Site Structure

(You must use a separate rehab estimate for each structure.)

**Hard Costs-Control Fund Allowable**

Fence & Gate	\$ <input type="text"/>	Bathroom Accessories	\$ <input type="text"/>
Finish Carpentry & Labor	\$ <input type="text"/>	Kitchen Appliances	\$ <input type="text"/>
Interior Millwork & Trim	\$ <input type="text"/>	Heating & Air Conditioning	\$ <input type="text"/>
Cabinets - Kitchen	\$ <input type="text"/>	Plumbing-Rough	\$ <input type="text"/>
Cabinets - Bath	\$ <input type="text"/>	Plumbing-Finish	\$ <input type="text"/>
Cabinets - Other	\$ <input type="text"/>	Plumbing-Fixtures	\$ <input type="text"/>
Doors-Front	\$ <input type="text"/>	Electric-Rough	\$ <input type="text"/>
Doors-Sliders	\$ <input type="text"/>	Electric-Finish	\$ <input type="text"/>
Doors-Interior	\$ <input type="text"/>	Lighting Fixtures	\$ <input type="text"/>
Doors-Exterior	\$ <input type="text"/>	Landscape-Front	\$ <input type="text"/>
Windows	\$ <input type="text"/>	Landscape-Back	\$ <input type="text"/>
Finish Hardware	\$ <input type="text"/>	Roofing	\$ <input type="text"/>
Garage Doors & Openers	\$ <input type="text"/>	Stucco & Siding	\$ <input type="text"/>
Mirrors	\$ <input type="text"/>	Insulation	\$ <input type="text"/>
Drywall	\$ <input type="text"/>	Framing	\$ <input type="text"/>
Counter Tops-Tile	\$ <input type="text"/>	Concrete-Patio & Walkways	\$ <input type="text"/>
Counter Tops-Formica	\$ <input type="text"/>	Concrete Driveway	\$ <input type="text"/>
Counter Tops-Granite	\$ <input type="text"/>	Concrete-Foundation	\$ <input type="text"/>
Floor-Linoleum	\$ <input type="text"/>	Foundation Repair	\$ <input type="text"/>
Floor-Carpet	\$ <input type="text"/>	Structural Repair	\$ <input type="text"/>
Floor-Tile	\$ <input type="text"/>	Pool Rehab	\$ <input type="text"/>
Floor-Wood	\$ <input type="text"/>	Septic	\$ <input type="text"/>
Paint-Exterior	\$ <input type="text"/>	Water Well	\$ <input type="text"/>
Paint-Interior	\$ <input type="text"/>	Misc. (must specify)	\$ <input type="text"/>
Closets	\$ <input type="text"/>	Reserves	\$ <input type="text"/>
Stairs	\$ <input type="text"/>	<b>Subtotal</b>	\$ <input type="text"/>
Tub & Shower Enclosures	\$ <input type="text"/>		

# APPLICATION

## Rehab Estimate of Improvements (Continued)

### Soft Costs-Control Fund Not Allowable

Permits & Fees	\$
Architect Fees	\$
Engineer Fees	\$
Pest & Termite Section 1 work	\$
Insurance & Bonds	\$
Temporary Utilities	\$
Site Work	\$
Demolition	\$
Clearing & Hauling	\$
Clean Up	\$
Misc. (must specify)	\$
<b>Subtotal</b>	\$
<b>GRAND TOTAL</b>	\$

**Borrower Signature Authorization to Release Information**

Borrower

Lender

Date

I hereby authorize the lender to verify my past and present employment and earnings records, bank accounts, stock holdings, and any other asset balances that are need to process my mortgage loan application. I further authorize the lender to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of the form will also service as the authorization.

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding agreement); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**Acknowledgment, Representation and Warranties**

The information contained in this statement is provided for the purpose of obtaining or maintaining credit with you on behalf of the undersigned, or persons, firms or corporations in whose behalf the undersigned may either severally or jointly with others execute a guaranty in your favor. Each undersigned understands that you are relying on the information provided herein (including the designation made as to the ownership of property) in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and complete and that you may consider this statement as continuing to be true and correct until a written notice of a change is given to you by the undersigned.

**You are authorized to make all inquiries you deem necessary to verify the accuracy of the statements made herein and to determine my/our credit worthiness, including, but not limited to, credit bureau reports, public records checks, and any other background check deemed necessary. You are authorized to answer questions about our credit experience with me/us.**

Furthermore, each of the undersigned specifically represents to Lender and to Lender’s actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application 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, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the 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 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 residential mortgage loan; (5) the property will be occupied as 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 the 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 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 (excluding audio and video recordings), 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.

Acknowledgement. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

I warrant and represent that the subject property for which I/we am/are applying for this loan is not my/our primary residence and that I/we do not intend to occupy this property as my/our primary residence. If you occupy this property as your primary residence or intend to occupy this property as your primary residence, DO NOT sign this form.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Certification of Business Purpose of Loan**

I certify that I/we am/are applying for a loan for business purposes only.

Borrower certifies and represents that:

Borrower understands that lender is in the business of making loans for commercial business purposes only, specifically purchasing, rehabbing and reselling distressed real estate properties, and that lender does not make consumer loans intended for the purpose of personal use. In the business of means that Borrower works at least 25 hours per week, buying and selling, rehabbing, constructing, financing, or otherwise disposing of real estate for the purposes of trying to earn a profit. Borrower represents and warrants to Lender the preceding and understands Lender would not make a loan to Borrower if these statements proved incorrect.

This loan is a commercial loan for business purposes only.

Borrower does not occupy subject property as their primary residence and does not intend to occupy the subject property as their primary residence.

Borrower is not acquiring the subject property as a second home.

Borrower understands and represents they are knowledgeable and comprehend the difference between a consumer loan for personal purposes and a commercial loan for business purposes. As such borrower understand the significance and importance of such a distinction, and has the ability and comprehension to identify the purpose of this loan.

Borrower represents that this loan is not a consumer loan and therefore is not subject to any laws that borrower may or may not be entitled too under any state or federal laws.

Borrower waives their right and any defenses they may have or would have had under any state or federal laws that are based on consumer loan transactions.

No part of the loan proceeds will be used for any non-business (i.e. consumer) purpose.

DO NOT sign this form if any part of the proceeds of this loan is used for any purpose other than a commercial business purpose.

The lender, broker, assignees and successors of the Originator rely upon this certificate. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Dear Prospective Investor,

You are currently applying for a mortgage for investment purposes. In order to facilitate a timely response to your request, the lender requires a handwritten original LOE and UOF. This letter must be composed by the borrower directly, in the borrowers own handwriting and signed and dated. Your letter should be kept to one page and must contain the following information.

1. What is the purpose of your request for this business purpose loan?

2. List all fix and flip, rental and ground up construction properties you have been on title for in the last 24 months.

Address	Purchase Price	Sale Price
---------	----------------	------------

3. What has been your average profit?

4. Do you have a rehab quote for the work to be performed? How much is it?

5. Have you ever lost money on an investment rehab project? If so, explain.

6. How long will it take you to perform the rehab work?

7. What is the name of the company/contractor you intend to use? Have you used this company before?

8. What has been your worst investor rehab experience and why?

9. What is your exit strategy for this loan and how long will it take?

10. What are your plans if you cannot sell the property?

11. Please state in your own words that you do not intend to occupy this property as your primary residence, and that you understand this is a commercial loan for business purposes.

"I realize the lender, broker and assignees rely on this information. I declare under penalty of perjury under the laws of the state of California the foregoing is true and correct."

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# PROJECT INFORMATION

## Project Information & Scope of Work

Project Manager

General Contractor

Loan Number  License Number

Property Address  City

State  ZIP

## Scope of Work Information

Narrative Description

### Additional Details

Estimated Time (Weeks)

Time for Permit (Days)

Occupied Status  No  Yes

Permit Required  No  Yes

Sq. Footage Increase  No  Yes

Structural Work  No  Yes

Foundation Work  No  Yes

### Structure

### Current

### Rehabbed

Sq. Footage	<input type="text"/>	<input type="text"/>
Property Type	<input type="text"/>	<input type="text"/>
Bedrooms	<input type="text"/>	<input type="text"/>
Bathrooms	<input type="text"/>	<input type="text"/>

Construction >35% of Purchase  No  Yes

Quality of Finishes  Low-Range  Mid-Range  High-Range