



## Documents Required for All Transactions

- Driver's License / ID and/or Green Card
- Loan Application
- Borrower Track Record / Schedule of REO
- 2 Months Bank / Asset Statements
- Entity Formation Documents (articles, operating agreement, EIN)
- Evidence of Dwelling Insurance (fire/flood if applicable)
- Evidence of Liability Insurance
- Purchase Agreement and/or recent HUD (if within 12 months)
- Payoff Statement (if refinance)
- Condo Questionnaire (if condo)
- Condo master insurance policy (if condo)

## Specific Documents

### 1-4 Unit / Multifamily

- Bridge
  - Lease Agreement(s) - if available
- Light Fix & Flip:
  - Rehab Budget
- Heavy Fix & Flip:
  - Rehab Budget
  - Permits
  - Plans / Specs
- New Construction:
  - Construction Budget
  - Permits / Entitlements
  - Plans / Specs
  - Survey / Plat Map
  - Builder's Risk Insurance
  - General Contractor's information
- Rental (DSCR):
  - Rent Roll
  - Lease Agreement(s)

### Multifamily / Commercial

- Rent Roll / Property Financials



## **Business Purpose Loan Application**



## Table of Contents

I. TYPE AND TERMS OF LOAN.....	2
II. PROPERTY INFORMATION.....	3
III. BORROWER INFORMATION.....	4
IV. COMBINED MONTHLY EXPENSE INFORMATION.....	5
V. ASSET INFORMATION.....	5
VI. TRACK RECORD.....	6
VII. DECLARATIONS.....	7
VIII. ACKNOWLEDGEMENT AND AGREEMENT.....	8
IX. INFORMATION FOR GOVERNMENT MONITORING PURPOSES.....	9
X. BORROWERS' CERTIFICATION AND AUTHORIZATION.....	10



This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants completing this form certify that the purpose of this loan application is non-consumer in nature. By completing and signing this loan application, the Applicants further certify that they are aware that the loan they are applying for is a business purpose loan. Applicants should complete this form and the Disclosure and any other attached addendums as "Borrower" or "Co-Borrower", as applicable. Once the application is completed, it is not to be considered a loan commitment from the lender or the lenders' broker for the requested loan. Any loan commitment from the lender must be in writing and signed.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for the joint credit (sign below):

X \_\_\_\_\_  
\_\_\_\_\_  
Borrower's Signature \_\_\_\_\_ Date \_\_\_\_\_

X \_\_\_\_\_  
\_\_\_\_\_  
Co-Borrower's Signature \_\_\_\_\_ Date \_\_\_\_\_

## I. TYPE AND TERMS OF LOAN

<b>Loan Type</b>	<input type="checkbox"/> Purchase <input type="checkbox"/> Refinance
<b>Loan Purpose</b>	<input type="checkbox"/> Bridge Fix and Flip Ground Up Construction DSCR (Long Term Rental)

Loan Amount	Interest Rate	No, of Months	Interest Only	Lien Position
\$			<input type="checkbox"/> Yes      No	



## II. PROPERTY INFORMATION

Subject Property Address (street, city, state & ZIP)	No. of Units

<b>Occupancy</b>	<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Non Owner Occupied	<input type="checkbox"/> Partially Owner Occupied
	<input type="checkbox"/> Vacant	<input type="checkbox"/> Partially Vacant	

<b>Type of Property</b>	<input type="checkbox"/> SFR-Detached	<input type="checkbox"/> Modular	<input type="checkbox"/> Self Storage
	<input type="checkbox"/> SFR-Attached	<input type="checkbox"/> MF (5-8 units)	<input type="checkbox"/> Office
	<input type="checkbox"/> Condo	<input type="checkbox"/> MF (9-30 units)	<input type="checkbox"/> Retail
	<input type="checkbox"/> 2-4 Units	<input type="checkbox"/> MF (31-100 units)	<input type="checkbox"/> Warehouse
	<input type="checkbox"/> PUD	<input type="checkbox"/> Industrial	<input type="checkbox"/> Automotive
	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Manufactured	

Complete this line if this is a loan with intentions to do rehab:

Rehab Budget	Construction Reserve	Estimated After Repair Value
\$	\$	\$

Complete this line if this is a refinance loan:

Year Acquired	Amount Existing Liens	Estimated Closing Amount
	\$	\$

Title will be held in what Name(s): \_\_\_\_\_

Other information you wish to provide that may be relevant to this loan application:

---

---

---



### III. BORROWER INFORMATION

Borrower			Co-Borrower		
Borrower's Full Name		Email	Borrower's Full Name		Email
Social Security Number	Phone No.	DOB (MM/DD/YYYY)	Social Security Number	Phone No.	DOB (MM/DD/YYYY)
<input type="checkbox"/> Married (includes registered domestic partners) <input type="checkbox"/> Unmarried (includes divorced, widow) <input type="checkbox"/> Single (never been married) <input type="checkbox"/> Separated			<input type="checkbox"/> Married (includes registered domestic partners) <input type="checkbox"/> Unmarried (includes divorced, widow) Single (never been married) Separated		

Present Address (street, city, state & ZIP)	Present Address (street, city, state & ZIP)
<input type="checkbox"/> Own      Rent No of Years: _____	<input type="checkbox"/> Own      Rent No of Years: _____
Mailing Address, if different from Present Address	Mailing Address, if different from Present Address
If residing at present address for less than 2 years, complete the following:	

Former Address (street, city, state & ZIP)	Former Address (street, city, state & ZIP)
<input type="checkbox"/> Own      Rent No of Years: _____	<input type="checkbox"/> Own      Rent No of Years: _____



## IV. COMBINED MONTHLY EXPENSE INFORMATION

Combined Monthly Expense	Proposed Monthly Expense
Monthly Interest Payment	\$
Insurance	\$
Real Estate Taxes	\$
Homeowner Assn. Dues	\$
Second Lien Payment	\$
Flood Insurance	\$
School Tax	\$
Other Tax	\$
<b>Total</b>	\$

## V. ASSET INFORMATION



## VI. TRACK RECORD



## VII. DECLARATIONS

If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.	Borrower	Co-Borrower
A. Will you occupy as your primary residence? - A.1. If YES, have you had an ownership interest in another property in the last three years? -- A.1.1. What type of property did you own? -- A.1.2. How did you hold title to the property?	A: <input type="checkbox"/> Yes <input type="checkbox"/> No A.1: <input type="checkbox"/> Yes <input type="checkbox"/> No A.1.1: A.1.2:	A: <input type="checkbox"/> Yes <input type="checkbox"/> No A.1: <input type="checkbox"/> Yes <input type="checkbox"/> No A.1.1: A.1.2:
B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?	Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? - C.1. If YES, what is the amount of this money?	C: Yes <input type="checkbox"/> No C.1: \$	C: <input type="checkbox"/> Yes <input type="checkbox"/> No C.1: \$
D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? D. 2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	Yes <input type="checkbox"/> No	Yes <input type="checkbox"/> No
G. Are there any outstanding judgments against you?	Yes <input type="checkbox"/> No	Yes <input type="checkbox"/> No
H. Are you currently delinquent or in default on any Federal debt?	Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
I. Are you a party to a lawsuit in which you potentially have any personal financial liability?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
J. Have you conveyed title or any property in lieu of foreclosure in the past 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale?	Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
L. Have you had property foreclosed upon in the last 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
M. Have you declared bankruptcy within the past 7 years? - M.1. If YES, identify the type(s) of bankruptcy:	<input type="checkbox"/> Yes <input type="checkbox"/> No M.1:	<input type="checkbox"/> Yes <input type="checkbox"/> No M.1:



## VIII. ACKNOWLEDGEMENT AND AGREEMENT

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/our signature and that any intentional or negligent misrepresentation of the information contained in this application may result in civil liability, including monetary damages, to any person or entity who may suffer any loss due to reliance upon any misrepresentation that I/we have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provision of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application ("the Loan") will be secured by the first deed of trust on the property/ies described in this application; (3) the property/ies 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 non-consumer business purpose 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 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/our name and account information to one or more consumer credit 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/us regarding the property or the condition or value of the property; (11) my/our 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 or electronic mail transmission of this application containing a facsimile or email signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature; (12) Lender will retain this application and any other credit information Lender receives, even if no loan or credit is granted; (13) Lender is authorized by me/us to provide any insurer, lender, or investor, or their successors, with any information and documentation that may be requested with respect to my/our application, credit or loan; and (14) Lender may rely on the representation set forth herein without verifying the information provided by the borrower/s.

I further authorize the Lender to order a mortgage credit report and verify all other credit information, including past and present mortgage and landlord references. It is understood that a photocopy of this document shall also serve as an authorization to provide the information requested.

The information obtained is only to be used in the processing of my mortgage loan application.

## IX. INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a Lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to ensure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

<b>Borrower</b>	<input type="checkbox"/> I wish to furnish this information <input type="checkbox"/> I do not wish to furnish this information	<b>Co-Borrower</b>	<input type="checkbox"/> I wish to furnish this information <input type="checkbox"/> I do not wish to furnish this information
<b>Ethnicity</b>	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	<b>Ethnicity</b>	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
<b>Race</b>	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> Asian White <input type="checkbox"/> Black or African American	<b>Race</b>	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> Asian <input type="checkbox"/> White <input type="checkbox"/> Black or African American
<b>Sex</b>	<input type="checkbox"/> Female <input type="checkbox"/> Male	<b>Sex</b>	<input type="checkbox"/> Female <input type="checkbox"/> Male

 X \_\_\_\_\_  
 Borrower's Signature

 \_\_\_\_\_  
 Date

 X \_\_\_\_\_  
 Co-Borrower's Signature

 \_\_\_\_\_  
 Date



## X. Borrowers' Certification and Authorization

### **CERTIFICATION**

The Undersigned certify the following:

1. I/We have applied for a mortgage loan through the Lender. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that the Lender reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully 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, Section 1014.

### **AUTHORIZATION TO RELEASE INFORMATION**

To Whom It May Concern:

1. I/We have applied for a mortgage loan through the Lender. As part of the application process, the Lender and the mortgage guaranty insurer (if any), may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to the Lender and to any investor to whom the Lender may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.
3. The Lender or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

---

Borrower's Signature

---

SSN

---

Co-Borrower's Signature

---

Date

---

SSN

---

Date