

PRE-QUALIFICATION FORM

This Pre-Qualification Form is designed to be completed by the applicant(s) as "Borrower" or "Co-Borrower," as applicable. Co-Borrower information must be provided when the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of this loan.

LOAN PROPOSAL AND PROPERTY INFORMATION

Subject Property Address (street, city, state & ZIP)	
No. of Units	
Do you currently own the property?	
Property Type (SFR, 1-4 Units, 5+ Units, Condo, Townhouse, Office, Retail, Warehouse, Mixed-Use)	
Purchase, Refinance or Cash-Out Refinance?	
Purchase Price	
Amount of Loan Request	
Loan to Value (LTV)	
Close of Escrow	
Loan Term (No. of Months)	
Renovation Costs	
If Refinance or Cash-Out, Date of Purchase	
If Refinance or Cash-Out, Original Purchase Price	
If Refinance or Cash-Out, Rental Income	
If Refinance or Cash-Out, Purpose of the Loan Funds	
As-Is Value of the Property	
If Refinance, Renovation Costs	
ARV (After Repaired Value)	
Other Debt to be Paid Off	
Source of Additional Funds	
Cash Reserves	
What is your Exit Strategy? Fix/Flip or Buy/Hold?	
How many properties do you currently own?	
How many investor rehab projects have you participated in?	
How many properties have you purchased in the last 12 months?	

BORROWER INFORMATION

PLEASE ANSWER: Will borrower be an individual(s) or a business entity?

	Borrower	Co-Borrower
Business Name		

Business Start Date		
Tax ID Number		
Full Legal Name		
Social Security Number		
FICO Score		
Home Phone		
Office Phone		
Cell Phone		
Email Address		
DOB (mm/dd/yyyy)		
Marital Status		
Present Address		
Do you own or rent?		
How long at present address?		
Mailing Address, if different		
EMPLOYMENT		
	Borrower	Co-Borrower
Name & Address of Employer (NOTE if Self Employed)		
Business Phone		
Annual Income	\$	\$
Years on the Job?		
INCOME AND ASSETS		
Answer Yes or No (In order to determine the loan program that best suits you)		
Can borrower provide two years of most recent Income Tax Forms for both Borrower and Co-Borrower, and for business, if applicable?		
REAL ESTATE OWNED		
	Borrower	Co-Borrower
1. Address		
City, State, Zip Code		
Ownership %		
Mortgage Amount Owed		
Present Market Value		
Monthly Rental Income		
Description		
2. Address		
City, State, Zip Code		
Ownership %		

Mortgage Amount Owed		
Present Market Value		
Monthly Rental Income		
Description		
3. Address		
City, State, Zip Code		
Ownership %		
Mortgage Amount Owed		
Present Market Value		
Monthly Rental Income		
Description		
4. Address		
City, State, Zip Code		
Ownership %		
Mortgage Amount Owed		
Present Market Value		
Monthly Rental Income		
Description		

For additional Real Estate Owned, attach additional pages as needed

DECLARATIONS

Answer Yes or No	Borrower	Co-Borrower
Are there any outstanding tax liens or judgments against you?		
Have you been declared bankrupt in the past 7 years?		
Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?		
Are you a party to a lawsuit?		
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment?		
Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond or loan? If "Yes," please provide details on a separate sheet.		
Are you obligated to pay alimony, child support or separate maintenance?		
Is any part of the down payment borrowed?		
Are you a co-maker or endorser on a note?		
Are you a U.S. citizen?		
Are you a permanent resident alien?		
Do you intend to occupy the subject property?		
Have you had an ownership interest in a property in the last three years?		
What type of property did you own? Principal Residence (PR) _____ Second Home (SH) _____ Investment (IP) _____		
How did you hold title? Solely by yourself (S) _____ Jointly w/ your spouse (SP) _____ Jointly w/ another person (O) _____		

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 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 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. The undersigned acknowledges and agrees that Lender may assign, transfer or hypothecate this loan opportunity to another lender or funding source and to that end, share the information in this Personal Financial Statement with other lenders and investors in furtherance of closing the requested loan.

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.

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

Borrower's Signature

Date

Co-Borrower's Signature

Date