

Private Money Application

APPLICANTS/GUARANTORS

Name:	Name:
Business/Home Address:	Business/Home Address:
Business/Home Telephone:	Business/Home Telephone:
Cell Number:	Cell Number:
Date of Birth:	Date of Birth:
Email:	Email:

I, the undersigned, hereby authorize _____, and/or its assigns, to verify all information with regard to, but not limited to credit history, employment history, warehouse line of credit accounts, bank accounts, any accounts payable, investor relationships and all other information deemed necessary in connection with my application for approval. I authorize the release of loan balances, ratings or any other pertinent information requested by _____. I authorize _____, and/or its assigns to reproduce this authorization as needed to obtain complete information. A copy of this instrument bearing my signature carries the same authority as the original. I/we hold your company, officers and employees harmless for furnishing true and correct information.

I/we fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1014.

Applicant /Guarantor SSN:	Applicant /Guarantor SSN:
Applicant/Guarantor Signature:	Applicant/Guarantor Signature:
Date:	Date:

Subject Property Address: _____

TYPE OF COLLATERAL

SINGLE FAMILY HOME	MULTI-FAMILY	MIXED USE	COMMERCIAL	INDUSTRIAL
OFFICE	RETAIL	RESTAURANT	HOSPITALITY	MEDICAL
Other :				

PROPERTY DESCRIPTION

Year Built	Site Sq. Ft	Usable Sq. Ft	# of Stories	#of Units

DEAL INFORMATION

	Yes	No
Is Property Under Contract?		
Will you reside in the property?		
Do you own this property?		

Requested Loan Amount	\$
Purchase Price	\$
Estimated As-Is Value	\$
Rehab/Repair Cost (Attach Breakdown)	\$
Cash Personally Brought to Closing:	\$
Estimated After Repair Value (ARV):	\$
Proposed LTV	%

Is there any additional Collateral on this loan? YES NO

ADDITIONAL COLLATERAL

Address	Asset Type Sfr/multi/etc	Is there any Mortgages or Liens? Y/N	Do you own this property?	Current Market Value

Is Property Currently Leased? YES NO

How many Units are Leased?	#
What is total amount of monthly rental income currently generated?	\$
What is total amount of liability excluding this mortgage?	\$

USE OF FUNDS

(Describe how you intend to use the proceeds /work to be completed)

Acknowledgments

	YES	NO
Are there any outstanding judgements against you or co-borrower?		
Have you or co-borrower declared bankruptcy in the past 7 years		
Have you or co-borrower had a property foreclosed upon you or have you either given title or deed in lieu thereof in the past 7 years?		
Are you or co-borrower party of a lawsuit?		
Have you or co-borrower directly or indirectly been obligated on any loan which resulted in a foreclosure, transfer of title in lieu of?		
Are you or co-borrower presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan?		
Are you and Co-Borrower a U.S. Citizen?		

Experience

Are you an experienced investor? Yes No

Previous Deal(s) Completed

Address	Legal Entity of Transaction	Guarantor	Purchase Date	Sale Date	Copy of HUD Included Y/N?

PREPARER REPRESENTS THAT TO THE BEST OF THE PREPARER'S KNOWLEDGE THE ABOVE STATEMENTS AND FACTS ARE TRUE AND CORRECT AND TO THE BEST OF THE PREPARER'S KNOWLEDGE, NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

Signature:	Date:
Name (Printed):	

Signature:	Date:
Name (Printed):	

PERSONAL FINANCIAL STATEMENT

(Please complete a separate statement for each Applicant/Guarantor)

Borrower Name:	Address:
Phone:	Email:

Section 1 – Statement of Financial Condition			
Assets	In Dollars	Liabilities	In Dollars
Checking:	\$	Notes Payable:	\$
Savings:	\$	Traditional Mortgage Loans Payable:	\$
Real Estate:	\$	Other Private or Hard Money Loans	\$
Securities:	\$	All Other Liabilities:	
Automobiles:	\$		\$
Cash Value of Life Insurance:	\$		\$
Personal Assets:	\$		
All Other Assets:	\$		
Total Assets	\$	Total Liabilities	\$

Section 2 - Contingent Liabilities	
Legal Claims and Judgements:	\$
Federal or State Back Taxes Due	\$
Other Special Debt:	\$

DOCUMENTATION TO BE SUBMITTED WITH THIS APPLICATION

Please submit the following documentation along with this application. If you have other documentation not listed here, please feel free to submit that as well.

3 Months Most Recent Bank Statements

We utilize the bank statements to showing that you have funds or cash flow to properly capitalize the deal. (Includes down payments, interest reserve, working capital and income) If you are also submitting business tax returns please include the appropriate Formation Document and Operating agreement so that we can verify ownership. Without submitting bank statements, we will be unable to review the deal.

Contract

The Contract of Sale is the starting point for any deal. This document is important to all parties as well as the appraisal and Title Company. It allows us to verify the deal terms and make sure there is nothing unexpected. This document can take on a few different forms depending on the transaction.

- Contract of Sale: This is for a normal Arm's Length Transaction
- Conditions of Sale/Winning Bid Sheet: Typical for Sheriff Auctions
- Assignment Contract: This is typically for when you are buying a deal from a wholesaler and outlines your agreement with the wholesaler.
- Short Sale Approval Letter: This document is exclusive to Short Sales. This outlines the terms of the short sale separate from the Contract.

Renovation/Construction Budget

The Budget is one of the most important parts of your transaction. It's guiding force to your rehab. We have attached an excel spreadsheet that outlines clear your Budget line by line. We ask that you use our sample form to present your Budget. This budget is used to evaluate draws and make sure your requests match up with your budget.

HUDs

As described on Page 4, please submit copies of the HUDS for deals you have previously completed.

Driver's License

Please submit a copy the Driver's License for all Guarantors.