

LOAN APPLICATION

SUBJECT PROPERTY INFO AND LOAN REQUEST

Property Address: _____

City: _____ State: _____ Zip Code: _____

Property Type: ☐ Single Family ☐ Duplex ☐ Triplex ☐ Fourplex ☐ Condo ☐ Townhome ☐ Multifamily (5+ Units)

Loan Type: ☐ Acquisition ☐ Refinance – Rate/Term ☐ Refinance – Cash Out

Loan Purpose (check all that apply): ☐ Purchase ☐ Rehab ☐ New Construction ☐ Bridge Loan ☐ Long Term Rental Loan

Acquisition Source: ☐ MLS ☐ Direct/Private ☐ Wholesale ☐ Short Sale ☐ Foreclosure Sale ☐ Other

Purchase Price: _____ Purchase Date: _____ Wholesale Fee (if any): _____

Rehab Budget: _____ Rehab Timeline (Mos.): _____ After Repaired Value (ARV): _____

Rehab Plans: ☐ Light / Cosmetic ☐ Moderate ☐ Heavy / Gut ☐ Vertical/Horizontal Expansion ☐ Tear-Down / Ground Up

Are Rehab Plans subject to variance or re-zoning of property? _____

Investment Strategy: ☐ Fix and Flip ☐ Fix, Rent and Flip ☐ Fix, Rent & Hold ☐ Buy and Hold

Target Closing Date: _____ Reason for Target Closing Date: _____

Requested Loan Amount: _____ Loan Term (Mos.): _____

If Loan Purpose is Refinance: Total Current Debt: _____ Sunk Costs - Investment to Date: _____

SPONSOR / GUARANTOR INFORMATION

Guarantor Information is required for each member with at least 20% ownership in the Subject Property

SPONSOR / GUARANTOR

Full Legal Name _____
(Include Jr. / Sr. if applicable)

Date of Birth _____

Social Security # _____

Marital Status _____

Credit Score _____

Primary Phone _____

Secondary Phone _____

Email Address _____

Home Address _____
(street, city, state, ZIP)

Mailing Address _____
(to be used for Loan Statements)

CO-SPONSOR / GUARANTOR

Full Legal Name _____
(Include Jr. / Sr. if applicable)

Date of Birth _____

Social Security # _____

Marital Status _____

Credit Score _____

Primary Phone _____

Secondary Phone _____

Email Address _____

Home Address _____
(street, city, state, ZIP)

Mailing Address _____
(to be used for Loan Statements)

LOAN APPLICATION

EXPERIENCE

SPONSOR / GUARANTOR

Completed Flips - Last 3 Years: _____

Ground Up Builds - Last 3 Years: _____

Rental Properties Currently Owned: _____

CO-SPONSOR / GUARANTOR

Completed Flips - Last 3 Years: _____

Ground Up Builds - Last 3 Years: _____

Rental Properties Currently Owned: _____

EMPLOYMENT INFORMATION

SPONSOR / GUARANTOR

Profession (Agent, GC, etc.): _____

Employer Name (or Self): _____

SPONSOR / CO-GUARANTOR

Profession (Agent, GC, etc.): _____

Employer Name (or Self): _____

FINANCIAL STATEMENT

Borrower and Co-Borrower (if applicable) must provide Monthly Bank Statements for most recent two months (all pages including account number) and, if Lender deems necessary, copies of federal income tax returns for the past two years, as well as authorization for FOUNDATION CREF LLC to obtain tax transcripts directly from the IRS (Form 4506-T). Upon loan pre-approval, the Borrower and Co-Borrower will receive additional instructions on how to complete this process.

SPONSOR / GUARANTOR

Cash (Checking/Savings) _____

Whole Life Policy (Cash Value Only) _____

Securities (Stocks/Bonds) _____

Retirement Funds (410k/IRAs) _____

Total Liquid Assets _____

Adjusted Gross Income (Last Year) _____

Liquid Assets for Underwriting _____

Note: Liquid Assets for UW = Cash/Whole Life @ 100% + Securities @ 70% + Retirement Funds @ 50% + AGI @ 10%

Personal Residence _____

Investment Real Estate _____

Other Assets _____

Unsecured Debt _____

Real Estate Debt _____

Other Liabilities _____

Calculated Net Worth _____

CO-SPONSOR / GUARANTOR

Cash (Checking/Savings) _____

Whole Life Policy (Cash Value Only) _____

Securities (Stocks/Bonds) _____

Retirement Funds (410k/IRAs) _____

Total Liquid Assets _____

Adjusted Gross Income (Last Year) _____

Liquid Assets for Underwriting _____

Note: Liquid Assets for UW = Cash/Whole Life @ 100% + Securities @ 70% + Retirement Funds @ 50% + AGI @ 10%

Personal Residence _____

Investment Real Estate _____

Other Assets _____

Unsecured Debt _____

Real Estate Debt _____

Other Liabilities _____

Calculated Net Worth _____

BORROWING ENTITY INFORMATION

Borrowing Entity Name: _____ EIN Number: _____

State of Incorporation: _____ Number of Members with Over 20% Ownership: _____

Borrowing Entity Type: ☐ LLC ☐ Corporation ☐ S-Corp ☐ C-Corp
☐ Sole Proprietorship ☐ General Partnership ☐ Limited Partnership ☐ Tenancy in Common

LOAN APPLICATION

DECLARATIONS

Answer Yes or No	Guarantor	Co-Guarantor
Are there any outstanding judgements against you?		
Have you declared bankruptcy in the past 7 years?		
Have you had property foreclosed or given title or deed in lieu in the past 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?		
Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, or bond? (If "Yes," to any of the above please provide details on an attached sheet)		
Are you a U.S. citizen?		
Are you a permanent resident alien?		
Do you intend to occupy the subject property?		

ACKNOWLEDGEMENT AND AGREEMENT

Each of the undersigned specifically represents to FOUNDATION CREF LLC ("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. 1014, 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 re-verify 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. This application on Borrower's and Guarantor's representations hereunder may be assigned by Lender. Any Assignee shall have the right to rely on the information contained herein as being true and correct in all respects. If this is an application for joint credit, Sponsor/Guarantor and Co-Sponsor/Guarantor each agree that we intend to apply for joint credit. By signing this form, I/we hereby authorize Lender to conduct a credit and/or background check (sign below):

SPONSOR / GUARANTOR

Signature: _____

Date: _____

CO-SPONSOR / GUARANTOR

Signature: _____

Date: _____

FOUNDATION CREF RETURN INFORMATION

Email: _____@FoundationCREF.com

Phone: _____