

FundingEdge

Commercial Real Estate & Business Finance

REAL ESTATE APPLICATION

- FundingEdge specializes in **Business & Commercial Real Estate Financing**
- *Commercial Includes: Ranches/Farms (AG), Churches w/ Daycares, 5+ Unit Properties.*
- (Full Doc, Low Doc & Private Money) **NATIONWIDE** *(except certain states)*
- We offer exceptional debt financing programs beyond the limits of most banks
- Even if credit is not perfect (A - D credit options)
- Typical loan sizes range from \$100K - \$22M

-
- **It is important to complete the following application as thoroughly as possible.**
 - Please be as detailed as possible & sign forms.
 - FAX THE COMPLETED APPLICATION TO (830) 331-4025 or
email cs@fundingedge.com

If you have any question, please feel free to give us a call (830) 331-4030.

Sincerely,

FundingEdge Management

REAL ESTATE APPLICATION

GENERAL INFORMATION

Date: _____
Referring Broker/Affiliate (if applicable) Kevin Clark **Phone** (832)-800-4185
Points Requested 1.0 **Outside Fee Agreement?** No **Fax** _____ **Email:** kdelgado2011@yahoo.com
 _____ (AB)

Property Address (1) _____ **City:** _____ **State:** _____ **Zip:** _____
 (2) _____ **City:** _____ **State:** _____ **Zip:** _____
 (3) _____ **City:** _____ **State:** _____ **Zip:** _____

Borrowers Company Name: _____ **Federal Tax ID / EIN #:** _____

Borrower Name: _____ **Social Security #:** _____ **DOB:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Contact Info: **Office:** _____ **Cell:** _____ **Home:** _____
Email: _____ **Fax:** _____ **% of Ownership:** _____
Total Household Income (yearly) \$ _____ **Total Assets \$** _____ **Total Liabilities \$** _____

Co-Borrower Name: _____ **Social Security #:** _____ **DOB:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Contact Info: **Office:** _____ **Cell:** _____ **Home:** _____
Email: _____ **Fax:** _____ **% of Ownership:** _____
Total Household Income (yearly) \$ _____ **Total Assets \$** _____ **Total Liabilities \$** _____

Amount Seeking \$ _____ **Minimum Net Loan Amount Required \$** _____

Use of Funds: _____

1) _____ \$ _____ 3) _____ \$ _____
 2) _____ \$ _____ 4) _____ \$ _____

PROPERTY INFORMATION

Type of Loan: Refinance () Cash Out () Purchase () Construction () If Construction do you own property?: _____

Purchase Price: \$ _____ **Original Date of Purchase or Date to-be-Purchased:** _____

Purchase: **Down Payment:** \$ _____ **Seller/Carry Back:** \$ _____ **Additional funds to put down:** \$ _____

Refinance: **Original Purchase Price:** \$ _____ **Funds Invested Into Property Since Purchase:** \$ _____

Type of Property: () Multi-Family () Mix-Use () Day Care () Church () Restaurant () Warehouse
 () Retail/Office () Self Storage () Automotive () Campground () Mobile Home Park () Car Wash
 () Light Industrial () Rooming House or B&B () Funeral Home () Motel/Hotel - *flagged?* Yes / No
 () Raw Land () Development () Assisted Living Facility/ Nursing Home (Other) _____
 () Ranch/Farm - Dairy, Cattle, Poultry, Swine, Produce - list type _____ () Other AG _____

Description of Property: **Square Feet of the building(s):** _____ **Number of Units:** _____
Number of Acres or size of the lot(s): _____ **Age of Building(s):** _____

(Description of Property (continued) Please describe the property in detail) _____

(REAL ESTATE APPLICATION Continued)

Value of the Property: Appraised Value: \$ _____ Date of Appraisal: _____ Current Tax Value: \$ _____

Estimated "AS IS" Value (Value based on the current condition and entitlements): _____

How determined: _____

If property is being Renovated or Under Development what is the Projected Value \$ _____

Amount Owed: First Lien: \$ _____ Date Due: _____

Second Lien: \$ _____ Date Due: _____

Other Liens: \$ _____

Are Taxes Current: Yes / No Taxes Owed \$ _____

Total Amount Owed: \$ _____

Current Monthly Payment \$: _____ Current Interest Rate on First Lien _____ on Second Lien _____

Are you current on Payments? Yes / No *If NO, how many (number) of payments behind:* _____

Reason for being behind on payments: _____

What percentage of subject property is occupied today? _____ % **Owner Occupied:** _____ %

Property Income and Expenses (if applicable): Current Monthly Income: \$ _____

Current Monthly Expenses: \$ _____

Current Net Income: \$ _____

How is Title Held: Personally () Partnership () Corporation () Trust () Other () _____

In what County is the Property Located: Property 1: _____ Property 2: _____

On a scale of 1 to 10, how would you rate your credit?: _____ Scores _____

Time constraints on the loan and Reason: _____

Interest Rate Desired: _____ **Length of Term Requested:** _____

Exit Strategy: (How do you plan on paying off the Loan?): _____

Are there any known environmental issues with the property? Yes / No If Yes, explain on a separate sheet.

Have you been turned down previously: By whom & Reason(s): _____

Are you currently working with any other lender, consultant or broker : Yes / No Who? _____

BUSINESS INFORMATION

Business Inception Date MM/DD/YYYY ____/____/____ **No. of Employees** _____ **Dunn & Bradstreet #** _____

Revenues Gross: 2011 \$ _____ 2012 \$ _____ Year to Date-2013 \$ _____ (thru _____/month)

Net: 2011 \$ _____ 2012 \$ _____ Year to Date-2013 \$ _____ (thru _____/month)

**Provide taxes and financials (including YTD) - if available via fax or email attachment.*

Sole Proprietorship____, Partnership____, C-Corp____, Sub-S Corp____, LLC Corp____, Other _____

Average Bank Balance _____ Average Deposits Monthly _____ Average NSF's _____

Average Monthly Credit Card Volume (Visa/MasterCard): \$ _____ How Many Merchant/Credit Card Accounts? _____

Do you have any existing 'cash advances' and/or 'bank statement loans? Yes / No Balance(s) & with whom: _____

REAL ESTATE SCHEDULE

Other Real Estate Owned

(Enter under Type of Property, R for Residential and C for Commercial)

		Schedule A - Real Estate Assets					
Property Address	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance Maintenance Taxes & Misc	Net Rental Income
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
TOTALS		\$	\$	\$	\$	\$	\$

Describe the Reason for your Loan Request (i.e....to get a better interest rate, prevent foreclosure, to make renovations, use money for a business venture)

Do you have any other Assets that can be utilized as Collateral *(i.e....equipment, stocks, bonds, other real estate...etc)*

AGREEMENT

I/We completed an application containing various information and certify that all of the information is true and complete. I/We further hold FUNDINGEDGE and/or its assigns harmless of any misrepresentation on the Real Estate Information Sheet (Application) and/or other documents provided. I/We hereby authorize FUNDINGEDGE and/or its assigns to investigate my credit worthiness and verify any information provided on my/our application and other related documents.

Signature

BORROWER Name *(Printed)*

Date

Signature

BORROWER Name *(Printed)*

Date

APPLICATION PROCEDURES

- **Fill out the Real Estate Application completely and legibly.**
- **Be sure your wet signature is on all required pages** (no digital signatures).
- **Application must be submitted with copies of two (2) forms of Identification.**
One (1) of the forms of Identification must be a valid Driver's License or Passport.
***If possible enlarge the copies of the Identification when faxing.*

CERTIFICATION & AUTHORIZATION

CERTIFICATION

The undersigned hereby certify the following:

1. I am / We are seeking to secure *Financing*. In applying for this *Financing*, I/We completed an application containing various information and certify that all of the information is TRUE, COMPLETE, and ACCURATE. I/We further hold FUNDINGEDGE harmless of any misrepresentation on the *Financing Application* and/or other documents.
2. I/We understand and agree that FUNDINGEDGE reserves the right to verify information provided on the application.
3. I/We understand that FUNDINGEDGE is acting as my/our correspondent and further acknowledge that all disclosures required by law in regard to the *Financing* are to be provided by the lender and/or financing entity NOT FUNDINGEDGE.

AUTHORIZATION

To Whom It May Concern:

1. I am / We are applying for *Financing*. As part of the application process, FUNDINGEDGE and/or its assigns are authorized to act on my/our behalf in obtaining the *Financing*.
2. FUNDINGEDGE and/or its assigns may verify information contained in my/our application and in other documents that have been provided in connection with the *Financing*. I/We authorize you to provide to FUNDINGEDGE, and/or its assigns, information and documentation that they request. Such information includes, but is not limited to, payoffs, income, bank, money market and similar accounts. FUNDINGEDGE and/or its assigns are authorized to pull personal and business credit history on my/our behalf to include but not limited to Experian, TransUnion, Equifax and Dunn & Bradstreet.
3. I/We understand and authorize FUNDINGEDGE to share personal, financial and property information with lenders, investors and/or assigns in the placement of my/our financing request.
4. A copy and/or faxed copy of this Authorization may be accepted as an original.

COMPANY NAME (If Applicable) _____

BORROWER

Borrower's Name - PRINTED Signature Date

SS# _____ DOB _____ Address _____

CO - BORROWER

Borrower's Name - PRINTED Signature Date

SS# _____ DOB _____ Address _____

- **Must be submitted with two (2) forms of Identification.** One (1) of the forms of Identification must be a valid Driver's License or Passport. *If possible enlarge the copies of the Identification when faxing.*

AUTHORIZATION TO OBTAIN CREDIT INFORMATION

I / WE REPRESENT AND WARRANT THAT THE INFORMATION PROVIDED IN THIS CREDIT APPLICATION IS COMPLETE, ACCURATE AND TRUE. EACH INDIVIDUAL SIGNING BELOW ALSO REQUESTS AND AUTHORIZES ANY LENDERS OR FUNDING SOURCE WHICH MAY BE UTILIZED (COLLECTIVELY REFERRED TO AS "LENDERS") TO OBTAIN INFORMATION FROM THE REFERENCES LISTED ABOVE AND OBTAIN COMMERCIAL AND/OR CONSUMER CREDIT HISTORIES THAT WILL BE ONGOING AND RELATE NOT ONLY TO THE EVALUATION OF THE BUSINESS CREDIT REQUESTED, BUT ALSO FOR PURPOSES OF REVIEWING THE ACCOUNT, INCREASING THE CREDIT LINE ON THE ACCOUNT (IF APPLICABLE), TAKING COLLECTION ACTION ON THE ACCOUNT, AND FOR ANY OTHER LEGITIMATE PURPOSE ASSOCIATED WITH THE ACCOUNT AS MAY BE NEEDED.

A FACSIMILE, ELECTRONIC OR OTHER COPY OF THIS SIGNED AUTHORIZATION SHALL BE AS VALID AS THE ORIGINAL.

X

Applicant's Signature

Applicant's Printed Name

Date

X

Applicant's Signature

Applicant's Printed Name

Date

X

Applicant's Signature

Applicant's Printed Name

Date