

Loan Application Checklist:

1. 1003 Loan Application
2. Loan Purpose, Exit Plan, and Borrower's Introduction Letter
3. Borrower Signature Authorization
4. Lease Agreement
5. 1st and 2nd Mortgage Statements
6. Property Insurance Statement
7. Credit Score
8. Driver's License (Government-Issued ID)
9. Most Recent Appraisal Report (if available)
10. Purchase and Sale Agreement (PSA), Escrow Instructions, and Earnest Money Deposit (EMD) Receipt (if a purchase transaction)

If you have any questions or need further clarification about this information, we are here to support you and help you feel confident moving forward.

Business Purpose / Commercial Loan Application

For Business or Commercial Purposes

I. CREDIT REQUESTED							
Loan Type (select all that apply) <input type="checkbox"/> Purchase <input type="checkbox"/> No/Limited Cash-Out Refinance <input type="checkbox"/> Business Expansion <input type="checkbox"/> Renovation <input type="checkbox"/> Ground-Up Construction <input type="checkbox"/> Cash-Out Refinance <input type="checkbox"/> Other (explain):							
Amount Requested \$		Interest Rate %		Will additional property be given as collateral by a guarantor, or any person who will not be a Borrower or Co-Borrower? <input type="checkbox"/> Yes (provide guarantors' loan application and property information) <input type="checkbox"/> No			
Vesting (Manner in which title will be held):							
II. PROPERTY INFORMATION							
Subject Property Address (street, city, state, & ZIP)						No. of Units	
Current Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Other (specify):				Parcel Number(s):		Year Built	
Property Description:							
Type of Property <input type="checkbox"/> SFR (non-owner occupied) <input type="checkbox"/> SFR 1-4 units <input type="checkbox"/> Apartments <input type="checkbox"/> Commercial <input type="checkbox"/> Land <input type="checkbox"/> Other (specify):							
Plans for Property:							
Year Acquired	Original Cost \$	Existing Liens \$	(a) Present Value \$	(b) Proposed Budget \$	(c) Improvements made \$	Estimated Final Value \$	
III. BORROWER OR MANAGER/OFFICER INFORMATION (IF ENTITY)							
Borrower Name (include Jr./Sr. if applicable) E-mail Address				Co-Borrower Name (include Jr./Sr. if applicable) E-mail Address			
SSN:	Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School	SSN:	Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School
<input type="checkbox"/> Married (includes registered domestic partners) <input type="checkbox"/> Unmarried (includes divorced, widowed) <input type="checkbox"/> Single (never been married) <input type="checkbox"/> Separated			Dependents (not listed by Co-Borrower) No. _____ Ages _____	<input type="checkbox"/> Married (includes registered domestic partners) <input type="checkbox"/> Unmarried (includes divorced, widowed) <input type="checkbox"/> Single (never been married) <input type="checkbox"/> Separated			Dependents (not listed by Co-Borrower) No. _____ Ages _____
Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ____ No. Yrs.				Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ____ No. Yrs.			
Mailing Address , if different from Present Address				Mailing Address , if different from Present Address			
IV. ENTITY INFORMATION							
Entity is a/an: <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Nonprofit Entity <input type="checkbox"/> Government Entity <input type="checkbox"/> Other (specify)							
Entity Name:				State of Organization:		TIN:	
Principal Place of Business Address (not a P.O. Box)							
Mailing Address (if different from the above)							

Business Purpose/Commercial Loan Application

List Members (=>25% ownership or managing member) Under the Entity and their title and % of Ownership		
Name	Title	% Ownership:
1.		
2.		
3.		
4.		

Additional Member Information on an Addendum Yes ☐ No ☐ ***ATTACH A SIGNED COPY OF THE ENTITY DOCUMENTS**

V.EMPLOYMENT INFORMATION

Borrower			Co-Borrower		
Name & Address of Employer	Self Employed	Dates (from-to)	Name & Address of Employer	Self Employed	Dates (from-to)
		Monthly Income \$			Monthly Income \$
Position/Title/Type of Business	Business Phone (incl. area code)		Position/Title/Type of Business	Business Phone (incl. area code)	

If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.	Borrower		Co-borrower			Borrower		Co-borrower	
	Yes	No	Yes	No		Yes	No	Yes	No
a. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have you been declared bankrupt within the past 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	j. Are you a U. S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	k. Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	l. Do you intend to occupy the property as your primary residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	m. Have you had an ownership interest in a property in the last three years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? If "Yes," give details as described in the preceding question.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)What type of property did you own-principal residence (PR), second home (SH), or investment property (IP)?				
g. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2)How did you hold title to the home-solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?				
h. Is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

XII. 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 business purpose or commercial mortgage loan; (5) the property will be occupied as indicated in this application, and if a single family residence will not be occupied by the undersigned; (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 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 regarding the property or the condition or value of the property; (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; (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 to provide any insurer, lender, or investor, or their successors, with any information and documentation they may request with respect to my/our application, credit or loan; and (14) Lender may rely on the representations set forth herein without verifying the information provided by the borrower.

Borrower Signature *:	By:	Date:
Co-Borrower Signature *:	By:	Date:

* Electronic Signature Agreement. By typing your name under Borrower Signature or Co-Borrower Signature, you are signing the application for the Loan electronically (herein referred to as "E-Signature"). You agree your E-Signature is the legal equivalent of your manual signature and that no certification or other third party verification is necessary to validate your E-Signature. As such, the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature.

BORROWER AFFIDAVIT AND ACKNOWLEDGEMENT

Borrower Name: _____

Property Address: _____

1. _____ The undersigned borrower hereby acknowledges that the borrower has provided the correct and true statements, information and documents including but not limited to ID, Personal Info, Payoff Statements, Insurance, Income / Expense Breakdowns, Leases and other related document to apply for the loan.
2. _____ The borrower also certifies that the Broker is relying on the information provided by the borrower.
3. _____ The borrower represents and warrants that the borrower does not live on the property and does not use the subject property as a primary residence.
4. _____ Borrower represents that: (a) Borrower is executing this Affidavit of Borrower's own free will; (b) the Broker involved in this transaction did not provide any information or inducement to Borrower to execute this affidavit; (c) Borrower did not fill out this Affidavit or complete any loan documents based on any statements or suggestions made by Broker(s).
5. _____ Borrower represents and warrants that the funds received from the loan will be used for Business Purpose not for consumer purpose.
6. _____ I understand and accept the terms of the loan. I also understand that I have 24 hours to review or present before final closing.
7. _____ Borrower certifies that borrower clearly understands this affidavit and fluent in English.

BORROWER HEREBY CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE INFORMATION PROVIDED IN THIS AFFIDAVIT IS TRUE AND CORRECT AND THAT THIS AFFIDAVIT WAS EXECUTED AS OF THE DATE NOTED BELOW.

BORROWER:

Name: _____

Date: _____

DISCLOSURE REGARDING BUSINESS PURPOSE OF LOAN AND EXIT STRATEGY

The borrower certifies to Lender and its successors and assigns the following as true and correct:

1. I/We have applied for and have obtained or may obtain a loan in the principal amount of \$_____ . That amount will be secured by the property commonly known as

My primary residence is located at _____

2. The purpose of the loan, exclusive of commissions and loan expenses incurred to obtain the loan is (Give a detailed explanation of the purpose of the loan application below):

3. At the time of maturity of the loan, my/our exit strategy is (give an explanation how you will pay off the loan):

Borrower:

Co-Borrower:

Signature

Date

Signature

Date

EQUAL CREDIT OPPORTUNITY ACT

PROPERTY ADDRESS: _____

Date: _____

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this company is the Office of the Comptroller of the Currency, Customer Assistance Group, 1301 McKinney Street, Suite 3710, Houston, Texas 77010

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

Having made this disclosure to you, we are permitted to inquire if any of the income shown on your application is derived from such a source and to consider the likelihood of consistent payment as we do with any income on which you are relying to qualify for the loan for which you are applying.

(Applicant) (Date)

(Applicant) (Date)

Borrower Signature Authorization

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FHA).

Part I - General Information

1. Borrower		2. WorkingMoni, Inc. DRE# 02247067
3. Date	4. Loan Number	

Part II - Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as an authorization.

The information the Lender/Broker obtains is only to be used in the processing of my application for a mortgage loan.

Borrower

Date