

# LOAN APPLICATION

## Instructions

1. Save this file to your computer before beginning to complete this application
2. Save your work regularly so no information is lost

### BORROWER/PRIMARY GUARANTOR

Full Name (First, Middle, Last)

SSN  DOB  Years in school  Expected Credit Score

Primary Phone  Type (home, cell, etc.)

Email

Unmarried  Married (Includes Separated)  If Married, Name of Spouse

Current Address: Street Address  City  State  Zip

Own  Rent Current Home  Number of Years

Mailing Address: Same as Home  OR

Street Address  City  State  Zip

### EMPLOYMENT INFORMATION

Employer Name

Street Address  City  State  Zip

Self Employed

Position  Years on Job  Years in Profession  Annual Income \$

Secondary Employer Name

Street Address  City  State  Zip

Self Employed

Position  Years on Job  Years in Profession  Annual Income \$

### BROKER/REFERRAL INFO (TO BE COMPLETED BY BROKER)

Name

Email

Phone

Approved Broker Number

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## INVESTOR PROFILE

### Select all that apply

Licensed Real Estate Agent?

Mortgage Broker?

Licensed Real Estate Broker?

Property Manager?

Licensed Attorney?

Appraiser?

How many years have you been investing

How many investment properties have you purchased in total? (include sold and held)

# of real estate investment properties purchased in the last 3 years  (Detailed Investment Experience may be required)

# of real estate investment properties owned today (do not include personal residences)  (Detailed REO schedule may be required)

How do you typically finance the purchase of an investment property?

Cash  Finance with a Bank  Finance with a Private Lender  Partner with Someone  Other

If Bank or Private Lender: Please list specific banks you usually like to deal with

If Other: Please Describe

How far from your home do you invest? Fewer than 10 miles  Citywide  Statewide  Other States

With your investment properties, do you prefer to: Fix & Flip  Rent  Both Fix & Flip Hold as Rental

Who manages your rental portfolio?

Self-managed, (Unlicensed property manager)  Self-managed (Licensed property manager)  Other licensed property manager

If self-managed, number of years managing property

How many additional rental properties do you intend to add to your portfolio in the next 3 years

## CORPORATE ENTITY BORROWERS

Entity Name:

State of Organization:  Entity Type:(LLC, Corp, Partnership)

Tax ID #

Ownership: Are you the majority owner? Yes  No

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## BORROWER/PERSONAL GUARANTOR INFORMATION

In what name will title be held? (if different from above) \_\_\_\_\_

Reserves Verification (Instant Bank Verification or IBV) Yes  No

*I understand that as part of my loan, Visio will verify my available cash reserves using an IBV.*

## BUSINESS PLAN FOR THIS PROPERTY(Details will be reviewed with Max LTV)

What's your planned use of proceeds?

Purchase this property  Purchase other investment property  Fix & Rent this property

Fix & Flip this property  Payoff liens and/or taxes  Fix & Rent another property

Fix & Flip other property  Refinance current loan  Other Business Funds

Other  \_\_\_\_\_

## PROPERTY/LOAN INFORMATION

Purchase  Cash-Out Refinance  Rate & Term Refinance

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Condo? Yes  No

Number of Units? 1  2  3  4  5-8  Mixed Use (Max 2 Commercial Units)

Estimated Property Value \$ \_\_\_\_\_ and Requested Loan \$ \_\_\_\_\_ Or Requested LTV \$ \_\_\_\_\_

What is the estimated property value based on?

BPO  Appraisal  Realtor  Personal Experience  Online Resources (Explain Below)  Other (Explain Below)

Why did you choose this specific property?  
\_\_\_\_\_  
\_\_\_\_\_

Why did you choose this area?  
\_\_\_\_\_  
\_\_\_\_\_

Have you or a family member ever occupied this property? No  Yes, Describe

Additional notes about this Loan purpose:  
\_\_\_\_\_  
\_\_\_\_\_

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## OTHER

How long do you plan to hold this property?  Years

Other than described above, how will the loan funds be used?

Who should we contact to schedule the appraisal? Name  Phone Number

Please state in your own words that you do not intend to occupy any properties financed using proceeds from this loan, and that you understand this is a loan for business purposes only.

Please provide any additional information which may be valuable for lender consideration.

## RENTAL STRATEGY

Short-Term Rental  Long-Term Rental  Seasonal Rental

Monthly Property Amounts

Rent \$  Taxes \$  Hazard Insurance \$  Flood Insurance \$

Association Dues \$

For Mixed Use Properties, please delineate between Residential Rent and Commercial Rent:

Residential Rent \$

Commercial Rent \$

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## REFINANCES

Please complete this section if you are seeking a loan on an investment property you already own

Regarding when you purchased the property:

Month/Day/Year Acquired  /  /

How was the property acquired? (check all that apply)

On-Market (MLS)  Off-Market  Distressed (foreclosure/tax sale/short sale)

Acquisition Price \$  Cost of Improvements Completed \$

Additional taxes/liens paid at closing \$

Other Costs \$  Describe

Total Costs \$

Describe Improvements Completed (e.g. Roof, carpet, etc)

In what name is title currently held?

## PURCHASES

Please complete this section if you are seeking a loan to complete the purchase of an investment property

Purchase Price \$

Contract Closing Date

Title Company

Title Company Contact & Phone Number

Contact  Email  Phone Number

Escrow Deposit Paid \$  Held By:

Seller Paid Closing Cost:  % or \$

Are you buying from: Private Seller  Bank  FNMA  HUD  Other:

Relationship with seller:

Do you have a business or personal relationship with the seller? Yes  No

Is the seller a member of your immediate or extended family? Yes  No

If Yes, please explain relationship:

How is Title going to be held? Individual  Entity (LLC, Corp, LLP, LP)

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## REGARDING THE PROPERTY TODAY

Does the property have any deferred maintenance? No  Yes, Describe

Describe liens/judgments/taxes to payoff: N/A - Owned Free and Clear

\$  Mortgages  Taxes  Other Lien

\$  Mortgages  Taxes  Other Lien

Is the property currently rented? Yes  No

If the property is rented: Describe the Current Rent

How long has this been rented?  Years  Months

Can you provide an executed lease? Yes  No, explain why

If the property is vacant, Describe the Expected Rent: Expected Monthly Rent \$

If No, Length of time to get rented? (months)

Is the tenant an immediate or extended family member?

No

Immediate family  (Mother, father, grandparents, great-grandparents (etc). children, grandkids (etc), spouse, brother, sister)

Extended family  (Aunt, uncle, cousin, niece, nephew)

Is the tenant a Government Sponsored renter? (Section 8)

Yes  No  Not Sure

Additional notes about this rental:

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## DECLARATIONS

If you answer "Yes" to any questions a through l, please use continuation sheet for explanation.

Borrower

	Yes	No
A. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>
B. Have you had any open bankruptcies in the last 4 years? If Yes, Enter most recent date completed/ discharged/dismised: <div style="background-color: #cccccc; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>
C. Have you had property foreclosed upon, sold short sale or given title or deed in lieu thereof in the last 3 years? If Yes, Enter most recent date completed/ discharged/dismised: <div style="background-color: #cccccc; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>
E. Have you been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<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?	<input type="checkbox"/>	<input type="checkbox"/>
G. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>
H. If this is a purchase transaction, is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>
I. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>
J. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>
K. Are you a permanent or non-permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>
L. Do you intend to occupy the property as your primary residence? If Yes, Describe: <div style="background-color: #cccccc; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation continuation:

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## INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race."

The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

### Ethnicity: - Check one or more

- Hispanic or Latino
  - Mexican
  - Puerto Rican
  - Cuban
  - Other Hispanic or Latino: *print origin, for example, Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on* \_\_\_\_\_
- Not Hispanic or Latino
- I do not wish to provide this information

### Race: - Check one or more

- American Indian or Alaska Native: *print name of enrolled or principal tribe:* \_\_\_\_\_
- Asian
  - Asian Indian
  - Chinese
  - Filipino
  - Japanese
  - Korean
  - Vietnamese
  - Other Asian: *print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian, and so on:* \_\_\_\_\_
- Black or African American
- Native Hawaiian or Other Pacific Islander
  - Native Hawaiian
  - Guamanian or Chamorro
  - Samoan
  - Other Pacific Islander: *print race, for example, Fijian, Tongan, and so on:* \_\_\_\_\_
- White
- Other: *print:* \_\_\_\_\_
- I do not wish to provide this information

### Sex

- Female
- Male
- I do not wish to provide this information



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## LOAN PROGRAM

Fixed: 30 year fixed – 30 year term  ARM: 5/1 ARM – 30 year term  7/1 ARM – 30 year term

## ACKNOWLEDGEMENT AND AGREEMENT

*We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.*

*Lender may sell, assign, or transfer mortgage loans. Any new owner and/or servicer of mortgage loans originated by Lender retains all rights of Lender, including but not limited to reporting credit relating to the performance of those mortgage loans.*

*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 residential 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; (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) the Applicant consents to receiving email notifications with regard to the status of this application; (13) the Lender and other loan participants or assigns may obtain a consumer credit report on all Applicants in this application, and may obtain any other related documentation allowed by law; (14) The Lender and all Applicants contemplate that the Applicants will inquire about approval of their application within 30 days after applying; and (15) the Lender may obtain a criminal and/or civil background check on all Applicants in this application.*

*Acknowledgement. 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.*

*I confirm that the above information is correct and authorize Visio Financial Services Inc. d/b/a Visio Lending and Investor Mortgage Finance LLC (Each a "Lender") and/or Broker to verify any and all information necessary to process my credit request. I further authorize Lender/Broker to order consumer credit reports and verify other credit information, including past and present mortgage and landlord references, and I authorize Lender/Broker to conduct comprehensive review of my background, including but not limited to criminal and/or civil background checks. Lender/Broker may obtain any other related documentation allowed by law. I understand that a copy of this form will also serve as authorization.*

Borrower

Date

## RIGHT TO REQUEST SPECIFIC REASONS FOR CREDIT DENIAL

*If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact Visio Financial Services Inc., 1905 Kramer Ln B700, Austin, TX 78758, within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.*

*Notice: 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 creditor is FTC Regional Office for region in which the creditor operates or Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.*