IGI Commercial Investment Funding/Loan Application Checklist

BORROWER'S Name: _	 _
Property Address:	

Document	Received	N/A
Required with loan application package:		
Loan application		
Fully executed contract		
Deal Pro Forma		
Appraisal		
Contractor scope of work and estimate		
Contractor business license		
Contractor proof of insurance		
Contractor draw schedule		
Application fee/Project Review 2 Property Analyses (NON-SITE VISIT). 3 Project Valuation & SWOT Analyses 3 Processing Fee 4 \$2,500.00 USE 4,500.00 USE 5 Placement Fee 5 \$4,500.00 USE 6 Underwriting Fee 5 \$5,000.00 USE 7 Underwriting Fee 8 \$4,800.00 USE 8 Underwriting Fee 8 \$4,800.00 USE 8 Underwriting Fee 8 \$1,500.00 USE 8 Underw		
Other Documents: (required)		
Site inspection (may be required)		
Original listing document		
Other value-supporting		
information Photos		
Purchase Agreement & Market Analysis		
Earnest Money Deposited (canceled check/wire receipt)		
County approval for use (permit, licensing)	•	

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Required for settlement:	
Note / Mortgage (we provide)	
Deed in lieu of foreclosure (we provide)	
Lenders Title Insurance (you request from settlement attorney)	
Builders Risk / Liability insurance (you provide)	
JV Partnership Agreement (we provide)	
Proof of Funds for closing (you provide) unless financed	

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COMMERCIAL INVESTMENT FUNDING APPLICATION

Primary Applicants Contact Information	Project Name & Property Address
Name	
Cell Phone	
Email	
Contact Person Name	Cell Phone
Section I – Primary Applicant T'S Information	
1. Personal Information	
Full Legal Name	
Date of Birth	
Social Security Number	
Home Phone	
2 Personal References	
Current Residence is owned / rental	Years at this residence
Street Address	
If you have less than 5 years at your current residence,	please provide the previous residence.
Previous residence was owned / rental	Years at this residence
Street Address	
City, State, Zip	
If the current residence is a rental, please provide the l	andlord with the following information:
Name	
Street Address	
City, State, Zip	
Phone	
Email	
3. Nearest Relative	
Name	
Street Address	
City, State, Zip	
Cell Phone Home Phone Work Phone	
Work Phone Email	

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4. Vehicle Info	rmation				
DRIVER'S Licens	e#	State: _			
Vehicle Make		Model_			_Year
License Plate Nu	umber		St	ate	
Vehicle Make		Model_			_Year
License Plate Nu	umber		St	ate	
5. Professional	Reference (2)				
Name					
Years Known					
Street Address_					
Email					
Name					
Occupation					
Years Known					
Street Address_					
City, State, Zip_					
Phone			· ·		
Email					
6. Employment	/ Income				
Full-Time	Part-Time	_ Unemployed	_ Retired	_ Student	
Occupation	. – – – – – -				
Employer Name	:		Y e	ars employed	
Street Address_					
City, State, Zip_					
				ment	
		per		eekly Bi-wee	ekly
If you have less	than 5 years w	ith a current employ	er, please provi	de the previous EMF	PLOYER'S information

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Full-Time Part-Time	_ Unemployed Retired Student
Occupation	
Employer Name	Years employed
Street Address	
	Department
Work Phone	
Income \$	per Month Weekly Bi-weekly
Other income \$	per Month Weekly Bi-weekly
Source	
	per Month Weekly Bi-weekly
Source	
7. Assets	
Cash \$	Savings \$
Checking \$	
Other \$	
8. Expenditures (Monthly)	
Mortgage(s) \$	
Child/ dependent care \$	
Utilities (all services, elec, gas, wa	ater, tv, phone, etc) \$

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Medical \$		
Groceries, household \$		
Other expenses \$		
Other expenses \$		
Other expenses \$		
TOTAL Monthly Expenses \$		
9. Ow n e d Commercial Properties Info	ormation	
Address		
Current Value \$	Mortgage Balance \$	
Monthly Rent \$	Percent of Ownership	%
Address		
Current Value \$	Mortgage Balance \$	
Monthly Rent \$	Percent of Ownership	%
Address		
	Mortgage Balance \$	
Monthly Rent \$	Percent of Ownership	%
	perties, please total all and add as one prairious ownership percentages within the particular.	
10. How would you rate your credit? Poor	r Fair Good Excellent _	·
11. Are you currently late on ANY of your Yes No	personal or business debt payment obliga	ations?
12 Are ANY of your personal or business Yes No	financial obligations at risk of going delin	nquent?
13. Do you have ANY personal or business	s judgments or liens? Yes No	
14. Are you now, or will you be, within the business deals that will require an inv	next 12 months, involved in ANY personal estment of funds? Yes No	al or
15. Have you filed for bankruptcy within the	ne last 10 years? Yes No	
16. Do you have any Federal Tax Liens?	Yes No	
If you answered yes to questions 10 -16, plea	ase provide details in the Notes section on pag	ge 10.

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Section II -Co-Applicant T'S Information

1. Personal Information			
Full Legal Name			
Any other name Applicant is k	nown by		
Date of Birth			
Social Security Number			
Home Phone			
2 Personal Residence			
Current Residence is owned _	/ rental	Years at this residence	e
Street Address			
City, State, Zip			
If less than 5 years at current r	esidence, please provid	le the previous residence.	
Previous residence was owned	d / rental	Years at this residence	e
Street Address			
City, State, Zip			
If the current residence is a ren			
Name			
Street Address			
City, State, Zip			
Phone			
Email			
3. Nearest Relative			
Name			
Street Address			
City, State, Zip			
Cell Phone	Home Phone		
Work Phone	Email		
4. Vehicle Information			
DRIVER'S License #	State: _		
Vehicle Make	Model		Year
License Plate Number		State	
Vehicle Make	Model		Year
License Plate Number		State	

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5. Professional I	Reference (2)
Name	
Street Address	
Name	
Street Address	
6. Employment	/ Income
Full-Time	Part-Time Unemployed Retired Student
Occupation	
	Years employed
City, State, Zip_	
Position	Department
Work Phone	
Income \$	per Month Weekly Bi-weekly
If less than 5 ye	ars with current employer, please provide previous employer information.
Full-Time	Part-Time Unemployed Retired Student
Occupation	
	Years employed
Street Address	
	Department
	per Month Weekly Bi-weekly

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Other income \$	per Month	Weekly	Bi-weekly
Source			
Other income \$	per Month	Weekly	Bi-weekly
Source			
7. Assets			
Cash \$			
Savings \$			
Checking \$			
401k \$			
Other \$			
Other \$			
8. Expenses (monthly)			
Mortgage(s) \$			
Rent(s) \$			
HOA fees \$			
Property taxes \$			
Homeowners insurance \$			
Other insurances \$			
Auto loans \$			
Auto expenses (gas, maint, etc) \$			
Credit cards \$			
Other loan \$			
Other loan \$			
Other loan \$			
Alimony/ child support \$			-
Child/ dependent care \$			
Utilities (all services, elec, gas, water, tv, phone, etc			
Medical \$			
Groceries, household \$			
Other expenses \$			
Other expenses \$			
Other expenses \$			
TOTAL Monthly Expenses \$			

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9. Ow n e d Rental Property Information				
Address				
Current Value \$				
Monthly Rent \$	Percent of Own	nership ₋		%
Address				
Current Value \$	Mortgage Balar	nce \$		
Monthly Rent \$	Percent of Own	nership ₋		%
Address				
Current Value \$	Mortgage Balar	nce \$		
Monthly Rent \$	Percent of Own	nership ₋		%
NOTE: If you own more than 3 rental properties "PORTFOLIO" as the address. If you have various over detail in the Notes section.				
10. How would you rate your credit? Poor	_ Fair Goo	od	Excellent	
11. Are you currently late on ANY of your personal Yes No	onal or business	debt pay	ment obligations?	
12 Are ANY of your personal or business finar Yes No	icial obligations a	at risk of	going delinquent	?
13. Do you have ANY personal or business judg	gments or liens?	Yes	_ No	
14. Are you now, or will you be, within the next business deals that will require an investme			-	
15. Have you filed for bankruptcy within the last	10 years? Yes_	N	0	
16. Do you have any Federal Tax Liens? Yes	No			
If you answered yes to any of questions 10 -16, please provid		section.		
Section III – Subject Investment 1	Property and	d Proj	ect Informati	on
Street address				
City, State, Zip				
Tax Parcel # property				
Name or entity of Buyer				
This BUYER'S name that appears on the Contract that apply)	Note and I	Mortgage	e Deed	(check all
Buyer street address:				
Buyer SSN/ EIN				
Contract Price \$	Loan Request Am	ount \$		

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After Repaired Value \$ Repair Cost \$
Total <u>current</u> liens/ mortgages/ back taxes against this property? \$
Has a title search been ordered? *
The requested loan duration is months.
How will the funds be used?
How long will the repairs/construction take to complete? ***
How much of your own money do you have to invest in this Real-estate? \$
Will you be re-selling the property or refinancing it to repay this loan? Selling Refinancing
If refinancing, do you have conditional approval for the refinance loan? Yes No
*Loan cannot be made without a clear title. **2 Appraisal will be needed for loan approval ***Contractors must be licensed, bonded, and insured, and all necessary permits must be issued.
If re-selling, how much do you expect your final net sales price to be? \$
When is the settlement date?
Is this a short sale? Yes No If so, has it received final bank approval? Yes No
What was your deposit amount? Est. the land value? Purchase Price? Is there Equity in the Land? Yes No Do you own the land?
Project & Corporate Information
Do you own the rights to this project? What is your plan to raise funds amount and by whom? (Grants/Loans etc.) How much have you raised?
What shares are held by others? Equity: Revenue: (Attach Contracts) Are you the Owner? Yes No Partner? Yes No Attach Is this a takeover, merger, or buyout? Yes No What is the break-even point? How many Partners and Investors?
How many shares remain? What is your offering percentage for Investment?
WHAT'S YOUR PERCENTAGE OF OWNERSHIP? Has the project/proposal been rejected or denied? Yes No What Company?
Why? When?
Is the corporation and/or project incorporated and in good standing & have an Ein? Attach the SOS/IRS documents.
Have you ever defaulted on a commercial loan if so, when and why?
What is the link to the project website? Does the Corporation have established credit? Yes No Attach credit report.
Do the owners have good credit? Attach the credit reports.

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Real es	IS THE COST OF THE PROJECT?	
Equipn	ment & Furnishings	
Compli	iance	
Operati		
Market	ting & Advertising	
Payroll	1	
Other		
Other		
low mu	uch of your own money do you have to invest in this Project	\$ (attach Proof of funds)
	nuch of your own money have you invested in this Project? \$	
(invent	tion/creation/design/formulation, license, patterns, etc.) Attack	ch a copy of each Investment Type (licenses,
pattern	ns, etc.) and Proof of Cost (bank instrument/statements) for each	ach. Mark as Exhibits A-I
		COST
Α	INVESTMENT TYPE	COST
A		
В		
C		
D E		
F		
G		
Н		+
I		
	much time have you invested? Attach your due diligence scove to your project What is the project, and how does it work?	
What	is your Project Plan from funding to Operations How will yo	

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Are the material, equipment, and supplies assessable? Suppliers & Manufacturers Contracts (attach their cost breakdown) Mark as Exhibit L.				
Is the project Shovel or Project Ready?				
Who are your top 5 competitors?				
What are your key advantages over the competition? Your Niche.				
What is your target market, and why? (Attach Market entry plan) Mark as Exhibit M. and				
Attach a copy of consumer contracts/letters of intent/industry/purchase orders. Mark as Exhibit N.				
Note: Investment Loans in projects cannot be made without 2 Valuations & Analysis				
Attach the Investment Proposal (land and real-estate funding is made separately from the Business Investment)				
Mark as Exhibit N. Notes / Summary of Pro pose d Deal / Summary of Industry Experience.				
Notes / Summary of 110 pose a Dear / Summary of Industry Experience.				

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BANK INFORMATION					
DANK INFORMATION					
Where do you bank?, How many signers are on the account? Do you have access to					
swift customer messaging? Yes, No, Does the account restrict acceptance of wires? Yes No and					
What is the hold time for cross-border wires? Attach the banks RWA to this effect?					
Are there any corporate/project or personal lawsuits pending on the signers of the bank account/or the					

I hereby give IGI and its investors, brokers, processors, underwriters, agents, and professionals the right to process this application to obtain real-estate and commercial funding, including inquiring about my character, experience, and general reputation and requesting information from employers, landlords, banks, finance companies, tax returns, credit reporting agencies, criminal reporting agencies, government entities and/or similar sources.

company/project? Yes___ No___

I understand that Invest Global is a brokering and strategist agency that uses its platform to match owners, investors, and funders with Eco-Friendly real-estate commercial projects and investment opportunities. IGI & its professionals rely on the documents, statements, and information contained in this application. The statements and information contained herein are true and correct to the best of my\our knowledge and information. I understand that this application is made a part of a loan or Promissory Note if one is entered.

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I understand this application is not a loan or investment approval nor a commitment to lend or invest.

My signature gives permission to contact and gather information from any and all personal, employer, and business references which are listed or otherwise obtained, credit and criminal reporting agencies, from this point forward for future collection of debts and damages to Invest Global Inc., without regard to the length of time from the date on this application.

Primary Applicant Signature						
Print Name	Signature	Date				
Co-Applicant Signature						
Print Name	 Signature	Date				

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