

Rental | Bridge Flex Application



Thank you for choosing Truly Mortgage! We are committed to becoming your trusted business purpose lending partner.

Section 1: Property Information

1a. Property Information

Property Address: _____ **Unit / Apartment:** _____
City: _____ **State:** _____ **Zip:** _____
Purpose of Loan: Purchase Refinance
Property Type: Single Family Condo Townhouse # of units _____
Property Location is: Rural Non-Rural **Is the Property in a Declining Market?** Yes No
Est. Purchase Date / Acquisition Date: _____ **Purchase Price / Original Cost:** \$ _____
Cost of Completed Improvements: \$ _____ **Estimated Current Property Value:** \$ _____
Estimated Property Payoff: \$ _____ **Lien Holder:** _____
Annual Taxes: \$ _____ **Annual Insurance:** \$ _____ **Annual HOA:** \$ _____
Is the Property currently listed for sale or listed for sale in the past 6 months? Yes No

1b. Unit Rental Information

Please fill out first row for all property types, and additional rows for 2+ unit properties

Unit Number	Leased / Vacant	Short Term / Long Term Lease	Monthly Market Rent
			\$
			\$
			\$
			\$





Section 1: Property Information (Cont)

1b. Property Declaration Questions

A. Is the property illegally zoned?	YES	NO
B. Is the property subject to a lease purchase option?	YES	NO
C. Is the property subject to Ground Lease (leasehold) or Mineral Oil Lease?	YES	NO
D. Is the property manufactured or mobile home?	YES	NO
E. If leased, is the tenant currently delinquent on any rent?	YES	NO
F. Does the collateral property currently owe any taxes prior to the current year?	YES	NO
G. Is the property subject to any liens, judgements, or litigation?	YES	NO
H. Is the property currently classified as "in default" with another Lender?	YES	NO
I. Do you intend to subdivide the property or request partial releases?	YES	NO
J. Are there currently any issues with the property which make it unsafe or uninhabitable or is there any material damage or waste on site?	YES	NO
K. Does the property require any zoning changes to complete as proposed?	YES	NO
L. Is the house under contract to be sold?	YES	NO
M. Are there any code violations at the property?	YES	NO

If YES to any of the above, please explain:





Section 2: Property Management Information

2a. Reference Information

Who will serve as the Property Manager?

Borrower Affiliate

Self-Managed by the Borrower

Professional Management Company

Property Manager Name: _____	Phone: _____
Address: _____	Unit: _____
City: _____	State: _____ Zip: _____

2b. Management Questionnaire

A. Does the Property Manager have two years of experience managing properties in the subject market?	YES	NO
B. Are there any non-standard lease terms, without limitation: any purchase options, rights of first of refusal, or similar purchase rights?	YES	NO
C. Is the property in compliance with all Federal, State, and Local laws and ordinances?	YES	NO
D. Has the Property Manager been subjected to any Federal, State, or local regulatory authority audits in the past year?	YES	NO
E. Is there any material deferred maintenance or damage associated with the property?	YES	NO
F. Are there any fire code, building code, zoning, or use permit violations associated with the property?	YES	NO
G. Is the tenant 30 days or more delinquent on rent?	YES	NO
H. Are there currently any condemnation proceedings associated with the property?	YES	NO
I. Is the property subject to affordable housing, housing assistance programs or subsidies either at the Federal, State or local level?	YES	NO
J. Is the property subject to rent control ordinances, rent stabilization, or other property use and/or rent restrictions?	YES	NO

If YES to any of the above, please explain:





Section 3: Loan Contact Information

3a. Title, Escrow, & Insurance Contact Information

Title Information

Company:	_____	Phone:	_____
Contact:	_____	Email:	_____

Escrow Information

Company:	_____	Phone:	_____
Contact:	_____	Email:	_____

Insurance Information

Carrier:	_____	Phone:	_____
Contact:	_____	Email:	_____

Closing Agent Information

Name:	_____	Phone:	_____
		Email:	_____

Condo Association Information *(if applicable)*

Association Company Name:	_____	Phone:	_____
Association Contact Name:	_____	Email:	_____

3b. Property Access Contact Information

Property Access Contact Information

Contact Company Name:	_____	Phone:	_____
Contact Name:	_____	Email:	_____



Section 4: Acknowledgement

This section tells you about your legal obligations when you sign this application.

4a. Acknowledgements & Agreements

By signature below, I specifically represent to Truly Mortgage and to Truly Mortgage's, successors and assigns and agree and acknowledge that: (i) I have full authority to apply my signature to this application below (ii) the information provided in this application and any other information or documentation submitted for this loan is true and correct as of the date below and any intentional or negligent misrepresentation of 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.; (iii) any property financed by Truly will not be occupied by any party to the loan or by anyone directly affiliated with the borrower or any guarantors; (iv) the Lender, its successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (v) 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 any loan.

I acknowledge that Truly Mortgage or its successors and assigns, may at any time verify or reverify 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:

Printed Name: _____

Date: _____

Signature: _____

Section 4: Loan Originator Information

To be completed by your Loan Originator.

4. Loan Originator Information

Lender Company Name: _____ NMLS #: _____

Address: _____

Loan Originator Company Name: _____ NMLS #: _____

Address: _____

Loan Originator Name: _____ NMLS #: _____

Email: _____ Phone #: _____

