

IGI Commercial Investment 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). Project Valuation & SWOT Analyses Placement/Proposal/Packaging Fee Processing Fee Underwriting Fee Legal Fees Doc. Prep Fees All fees must be submitted with this application in certified funds or a bank wire, payable to Invest Global. All fees are non-refundable, non-transferable, and non-revocable. Please carefully review the criteria before submission of funds to the Broker. The fees listed vary per. project & may change. Submit all documents directly to intake@investglobal.biz	Single Project 85k- \$175k; Multi- Project \$85k-\$125k per location and industry. (Fees are subject to vary)	
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)		

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		

COMMERCIAL INVESTMENT LOAN APPLICATION

Primary Applicants Contact Information

Project Name & Property Address

Name _____

Cell Phone _____

Email _____

Contact Person Name _____ Cell Phone _____

Section I – Primary Applicantt's Information

1. Personal Information

Full Legal Name _____

Any other name Applicant is known by _____

Date of Birth _____

Social Security Number _____

Home Phone _____

2. Personal References

Current Residence is owned ___ / rental ___ Years at this residence _____

Street Address _____

City, State, Zip _____

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 landlord 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 _____ Email _____

4. Vehicle Information

Driver's License # _____ State: _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

5. Professional Reference (2)

Name _____

Occupation _____

Years Known _____

Street Address _____

City, State, Zip _____

Phone _____

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 _____ Years employed _____

Street Address _____

City, State, Zip _____

Position _____ Department _____

Work Phone _____

Income \$ _____ per Month ____ Weekly ____ Bi-weekly ____

If you have less than 5 years with a current employer, please provide the previous employer's information.

Full-Time ____ Part-Time ____ Unemployed ____ Retired ____ Student ____

Occupation _____

Employer Name _____ Years employed _____

Street Address _____

City, State, Zip _____

Position _____ Department _____

Work Phone _____

Income \$ _____ per Month ____ Weekly ____ Bi-weekly ____

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. Expenditures (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 \$ _____

9. Owned Commercial Properties Information

Address _____
Current Value \$ _____ Mortgage Balance \$ _____
Monthly Rent \$ _____ Percent of Ownership _____ %

Address _____
Current Value \$ _____ Mortgage Balance \$ _____
Monthly Rent \$ _____ Percent of Ownership _____ %

Address _____
Current Value \$ _____ Mortgage Balance \$ _____
Monthly Rent \$ _____ Percent of Ownership _____ %

NOTE: If you own more than 3 rental properties, please total all and add as one property using "Portfolio" as the address. If you have various ownership percentages within the portfolio, please add that detail in the Notes section on page 10.

10. How would you rate your credit? Poor ___ Fair ___ Good ___ Excellent ___
11. Are you currently late on ANY of your personal or business debt payment obligations?
Yes ___ No ___
12. Are ANY of your personal or business financial obligations at risk of going delinquent?
Yes ___ No ___
13. Do you have ANY personal or business judgments or liens? Yes ___ No ___
14. Are you now, or will you be, within the next 12 months, involved in ANY personal or business deals that will require an investment of funds? Yes ___ No ___
15. Have you filed for bankruptcy within the last 10 years? Yes ___ No ___
16. Do you have any Federal Tax Liens? Yes ___ No ___

If you answered yes to questions 10 -16, please provide details in the Notes section on page 10.

Section II -Co-Applicant's Information

1. Personal Information

Full Legal Name _____

Any other name Applicant is known by _____

Date of Birth _____

Social Security Number _____

Home Phone _____

2. Personal Residence

Current Residence is owned ____ / rental ____ Years at this residence _____

Street Address _____

City, State, Zip _____

If less than 5 years at 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 landlord 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 _____ Email _____

4. Vehicle Information

Driver's License # _____ State: _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

5. Professional Reference (2)

Name _____
Occupation _____
Years Known _____
Street Address _____
City, State, Zip _____
Phone _____
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 _____ Years employed _____
Street Address _____
City, State, Zip _____
Position _____ Department _____
Work Phone _____
Income \$ _____ per Month ____ Weekly ____ Bi-weekly ____

If less than 5 years with current employer, please provide previous employer information.

Full-Time ____ Part-Time ____ Unemployed ____ Retired ____ Student ____
Occupation _____
Employer Name _____ Years employed _____
Street Address _____
City, State, Zip _____
Position _____ Department _____
Work Phone _____
Income \$ _____ per Month ____ Weekly ____ Bi-weekly ____

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 \$ _____

9. Owned Rental Property Information

Address _____

Current Value \$ _____ Mortgage Balance \$ _____

Monthly Rent \$ _____ Percent of Ownership _____ %

Address _____

Current Value \$ _____ Mortgage Balance \$ _____

Monthly Rent \$ _____ Percent of Ownership _____ %

Address _____

Current Value \$ _____ Mortgage Balance \$ _____

Monthly Rent \$ _____ Percent of Ownership _____ %

NOTE: If you own more than 3 rental properties, please total all and add as one property using "Portfolio" as the address. If you have various ownership percentages within the portfolio, please add that detail in the Notes section.

10. How would you rate your credit? Poor ____ Fair ____ Good ____ Excellent ____

11. Are you currently late on ANY of your personal or business debt payment obligations?
Yes ____ No ____

12. Are ANY of your personal or business financial obligations at risk of going delinquent?
Yes ____ No ____

13. Do you have ANY personal or business judgments or liens? Yes ____ No ____

14. Are you now, or will you be, within the next 12 months, involved in ANY personal or business deals that will require an investment of funds? Yes ____ No ____

15. Have you filed for bankruptcy within the last 10 years? Yes ____ No ____

16. Do you have any Federal Tax Liens? Yes ____ No ____

If you answered yes to any of questions 10 -16, please provide details in the Notes section.

Section III – Subject Investment Property and Project Information

Street address _____

City, State, Zip _____

Tax Parcel # property _____

Name or entity of Buyer _____

This Buyer's name that appears on the Contract ____ Note and Mortgage ____ Deed ____ (check all that apply)

Buyer street address: _____

Buyer SSN/ EIN _____

Contract Price \$ _____ Loan Request Amount \$ _____

After Repaired Value \$ _____ Repair Cost \$ _____

Total current 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? \$ _____

How much of your own money have you invested 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? \$ _____

If re-selling, how much is your expected profit? \$ _____

Has the contract for this property been signed by all sellers and buyers? Yes ____ No ____

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 ____ Investor? 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.

WHAT IS THE COST OF THE PROJECT?

Real estate	
Equipment & Furnishings	
Compliance	
Operations	
Marketing & Advertising	
Payroll	
Other	
Other	

How much of your own money do you have to invest in this Project \$ (attach Proof of funds)

How much of your own money have you invested in this Project? \$

(invention/creation/design/formulation, license, patterns, etc.) Attach a copy of each Investment Type (licenses, patterns, etc.) and Proof of Cost (bank instrument/statements) for each. Mark as Exhibits A-I

INVESTMENT TYPE		COST
A		
B		
C		
D		
E		
F		
G		
H		
I		

Are you taking over the business/product? Yes ____ No ____ Attach the purchase agreement.

How much time have you invested? Attach your due diligence scope of work. Three recent references of each relative to your project What is the project, and how does it work? Mark as Exhibit J.

What is your Project Plan from funding to Operations How will you take this project from concept to profit? Be detailed.? (Attach the business plan) Mark as Exhibit K.

Are the material, equipment, and supplies assessable? Suppliers & Manufacturers Contracts (attach their cost breakdown) Mark as Exhibit L.

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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 Proposed Deal / Summary of Industry Experience.This image shows a full page of primary-ruled paper. It features multiple sets of horizontal dashed lines spaced evenly down the page, providing a guide for handwriting practice. The lines are light gray and extend across the entire width of the document. There are no margins, text, or other markings present.

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BANK 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 company/project? Yes___ No___

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.

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.

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

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Print Name	Signature	Date

Co-Applicant Signature

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Print Name	Signature	Date