



Your Best Source for Rehab Loans

LOAN APPLICATION

From: _____

Phone: _____

Email: _____

Date: _____

Please complete and return this entire packet with the materials from the checklist on page iv to your sales agent.



LOAN APPLICATION FORM

Borrower's Name:	Co-Borrower's Name (Spouse Only):
Home/Mailing Address: Own Rent	Home/Mailing Address: Own Rent
Home Phone and/or Cell:	Home Phone and/or Cell:
Social Security #: Are you a US Citizen? Yes No Date of Birth: Married Separated Single # of Dependents _____ Ages _____	Social Security #: Are you a US Citizen? Yes No Date of Birth: Married Separated Single # of Dependents _____ Ages _____

Employment information

Name of Employer: Self Employed	Name of Employer: Self Employed
Address:	Address:
Business Phone:	Business Phone:
____ Yrs. on this job ____ Yrs. In this line of work	____ Yrs. on this job ____ Yrs. In this line of work
Position/Title/Type of Business:	Position/Title/Type of Business:

Monthly Income and Housing Expense Information

Gross Monthly Income	Borrower	Co-Borrower	Monthly Housing Expense	
Base Income	\$	\$	Rent	\$
Overtime			First Mortgage	
Bonuses			Other Financing	
Commissions			Hazard Insurance	
Dividends/Interest			Real Estate Taxes	
Net Rental Income			Mortgage Insurance	
Other			Other	
Total	\$	\$	Total	\$

ASSETS AND LIABILITIES

ASSETS

LIABILITIES

Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Stocks & Bonds (Company Name/Number & Description): <div style="text-align: right;">\$ _____</div>	Alimony/Child Support/Separate Maintenance Payments Owed to: <div style="text-align: right;">\$ _____</div>
Life Insurance Net Cash Value: Face Amount \$ _____ \$ _____	Job Related Expenses (Child Care, Union Dues etc.) <div style="text-align: right;">\$ _____</div>
Subtotal Liquid Assets <div style="text-align: right;">\$ _____</div>	Total Monthly Payments <div style="text-align: right;">\$ _____</div>
Real Estate Owned (Enter Market Value From Schedule of Real Estate Owned) <div style="text-align: right;">\$ _____</div>	
Net Worth of Business(es) Owned (Attaché Financial Statement) <div style="text-align: right;">\$ _____</div>	
Other Assets (Itemize) <div style="text-align: right;">\$ _____</div>	
Total <div style="text-align: right;">\$ _____</div>	

SCHEDULE OF OWNED REAL PROPERTY

Do you own rentals now? Yes No

How many rehabs have you bought and/or sold in the past 3 years? _____

Please complete this table for all investment properties you have bought and/or sold in the past 3 years.

(Net Rental Income should equal Gross Rental Income minus Monthly Mortgage Payment plus Taxes, Ins., Maint.)

EXAMPLE:

Property Address (Enter S if sold, PS if pending sale or R if rental being held for income)	Date of Purchase	Type of Property	Outstanding Mortgage Amount	Monthly Mortgage Payment	Rented (Y/N)	Gross Rental Payment	Taxes, Insurance, Maintenance etc. (Per Month)	Net Rental Income (Per Month)	
123 Main St. Anytown, PA123	PS	3/3/2008	2 Unit	\$100,000.00	\$1,200.00	Yes	\$1,800.00	\$300	\$300

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.

BORROWER			CO-BORROWER		
I do not wish to furnish this information			I do not wish to furnish this information		
Ethnicity:	Hispanic or Latino	Not Hispanic or Latino	Ethnicity:	Hispanic or Latino	Not Hispanic or Latino
Race:	American Indian or Alaska Native Native Hawaiian or Other Pacific Islander	Black or African American Asian White	Race:	American Indian or Alaska Native Native Hawaiian or Other Pacific Islander	Black or African American Asian White
Sex:	Female	Male	Sex:	Female	Male

To be Completed by Loan Originator:

This information was provided:

- In a face-to-face interview
- In a telephone interview
- By the applicant and submitted by fax or mail
- By the applicant and submitted via e-mail or the Internet

Project & Experience

Property Information

Property State (abbreviation only):

Purchase Price: \$

Repair Budget: \$

Total Loan Request: \$

Estimated ARV: \$

Borrower Information

Fix & Flip/Rent/Build completed in last 36 months:

Returning to SYM Yes/No:

Estimated Credit Score:

Loan Information

Seller Concessions (If Any - Max 7.5%): \$-

Down Payment: \$-

Loan Term(Months):

Cash & Income

Liquidity/Cash on hand (Savings, Checking) \$

Additional Accessible Cash (IRA, 401k etc.) \$

Gift Cash \$-

Total Reserves: \$

Employment/Income Type Self-Employed or w2?

Estimated Annual Income (per W-2 or most recent tax return) \$

Scope of Work Questionnaire

Property Address:

Buyer:

What is the current use of the Property?

What is the intended Use of the Building?

Will any Gross Living Area (GLA) be Added?

If Yes provide details and plans.

OCCUPANCY CERTIFICATION

For office use only:

Borrower(s)

Property Address

Loan Number

Please complete the following in regards to the property:

I/We the undersigned certify that **(check one)**:

Primary Residence

I/We will occupy the Property as my/our principal residence within 60 days after the date of closing as stated in the Mortgage or Deed of Trust I/we executed. I/We will continue to occupy the property as my principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing.

Second Home

I/We will occupy the Property as a second home (vacation, etc.) while maintaining a principal residence elsewhere.

Investment Property

I/We will not occupy the Property as a principal residence or second home. The Property is an investment to be held or rented.

Refinance Only

(The Following Must Be Completed on a Refinance Transaction)

I/We the undersigned, certify that the property listed above is **NOT** currently for sale or under contract to be listed for sale.

I/We the undersigned acquired this property on _____, _____.

I/We understand that it is illegal to provide false information in an application for a mortgage loan. Mortgage fraud is punishable by up to 30 years in federal prison or a fine of up to 1 million dollars, or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.

I/We understand that failure to comply with the requirements in the Mortgage or Deed of Trust regarding occupancy of the property will entitle the Lender to exercise its remedies for breach of covenant under the Mortgage or Deed of Trust. Such remedies include, without limitation, requiring immediate payment in full of the remaining indebtedness under the Loan together with all other sums secured by the Mortgage or Deed of Trust, and exercise of power of sale or other applicable foreclosure remedies, to the extent permitted by the Mortgage or Deed of Trust.

Borrower Date

Borrower Date

Borrower Date

Borrower 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/FmHA).

Part I - General Information

1. Borrower(s)		2. Name and address of Lender/Broker	
3. Date	4. Loan Number	5. DOB	6. SS#
		7. DOB	8. SS#

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 authorization.

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

Borrower

Date

Borrower

Date