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

Primary Phone Type (home, cell, etc.)

Email

Expected Credit Score

Unmarried ☐ Married ☐ Separated ☐

(First Name) (Last Name)

If Married or Separated, Name of Spouse

Current Home Address Street: City State Zip

Own ☐ Rent Current Home ☐ Number of Years Months

Yes

Is your physical home address the same as your mailing address? ☐ OR

Street Address City State Zip

EMPLOYMENT INFORMATION

Employer Name

Self Employed ☐

Position Years on Job Years in Profession Annual Income $

BROKER/REFERRAL INFO (TO BE COMPLETED BY BROKER)

Name

Email

Phone

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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

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CORPORATE ENTITY BORROWERS

Entity Name:

Entity Members	Title	% of Ownership	Email Address	Phone Number

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

Tax ID #

Ownership: Do you own 50% or more of this entity? Yes ☐ No ☐

BORROWER/PERSONAL GUARANTOR INFORMATION

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

Reserves Verification (Plaid) Yes ☐ No ☐

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

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 ☐

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PROPERTY/LOAN INFORMATION

Purchase ☐ Cash-Out Refinance ☐ Rate & Term Refinance ☐

Street Address _____ City _____ State _____ Zip _____

Property Type SFH ☐ Multi-Family 2-4 ☐ Condo ☐

Is this property a short-term rental? Yes ☐ No ☐

Is this property rented by the room? Yes ☐ No ☐

Is there any commercial component to this property? Yes ☐ No ☐

Number of Units? 1 ☐ 2 ☐ 3 ☐ 4 ☐ Mixed Use (Max 2 Commercial Units) ☐

Estimated Property Value $ _____ and Requested Loan $ _____ Or Requested LTV $ _____

Insurance:

Current Insurance Company _____

Agent Name: _____ Phone Number (Optional): _____

Why did you choose this specific property?

_____

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

_____

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 $ _____

OTHER

Who should the appraiser 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.

_____

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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? ____

Would you like to use a Visio preferred title company? Yes ☐ No ☐

Preferred Title Company ____ Contact Info ____

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 ☐ Judgement ☐ Taxes ☐ Other Lien ☐

Account Number ☐ Creditor Name ☐

Creditor Phone Number ☐

$ ☐ Mortgages ☐ Judgement ☐ Taxes ☐ Other Lien ☐

Account Number ☐ Creditor Name ☐

Creditor Phone Number ☐

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 ☐

Do you have any additional notes about this property?

LOAN APPLICATION

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?	☐	☐
B. Have you had any open bankruptcies in the last 4 years? If Yes, Enter most recent date completed/ discharged/dismissed:	☐	☐
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/dismissed:	☐	☐
D. Are you a party to a lawsuit? 1. Are you currently, or do you have reason to believe that you will soon be a party to a civil lawsuit? If yes, then please explain.	☐	☐
2. Have you been (a) convicted of any felony charges, or (b) convicted of any misdemeanor charges involving financial crimes, fraud, or dishonesty over the past five (5) years, or (c) are you currently, or do you have reason to believe that you will soon be, named as a defendant in any felony criminal case or a misdemeanor case involving financial crimes, fraud, or dishonesty? If yes, then please list the convictions or charges.	☐	☐

LOAN APPLICATION

DECLARATIONS

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

Borrower

	Yes	No
E. Have you been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	☐	☐
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	☐	☐
G. Are you obligated to pay alimony, child support, or separate maintenance?	☐	☐
H. If this is a purchase transaction, is any part of the down payment borrowed?	☐	☐
I. Are you a co-maker or endorser on a note?	☐	☐
J. Are you a U.S. citizen?	☐	☐
K. Are you a permanent resident alien?	☐	☐
L. Are you a non-permanent resident alien?	☐	☐
M. Do you intend to occupy the property as your primary residence? If Yes, Describe:	☐	☐

Explanation continuation:

LOAN APPLICATION

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:*
- ☐ White
- ☐ 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:*
- ☐ 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: 5/6 ARM – 30 year term ☐ 7/6 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.