

LOAN APPLICATION

Instructions:

- a. Save this file to your computer before beginning to complete this application
- b. Save your work regularly so no information is lost
- c. All fields outlined in red are required

Borrower/Primary Guarantor

Full Name (First, Middle, Last) _____
SSN _____ DOB _____ Yrs. in School: _____ Expected Credit Score: _____
Primary Phone _____ Type (home, cell, etc.) _____
Email _____
Unmarried Married (includes separated), (If Married) Name of spouse: _____
Current Address: Street Address _____ City _____ State _____ Zip _____
Own Rent current home: ___ No of Year(s) _____
Mailing Address: Same as home OR
Street Address _____ City _____ State _____ Zip _____

Employment Information

Employer Name _____
Street Address _____ City _____ State _____ Zip _____
 Self Employed
Position _____ Yrs on Job _____ Yrs in Profession _____ Annual Income \$ _____
Secondary Employer Name _____
Street Address _____ City _____ State _____ Zip _____
 Self Employed
Position _____ Yrs on Job _____ Yrs in Profession _____ Annual Income \$ _____

Broker/Referral Info (to be completed by broker)

Name	
Email Address	
Phone	
Approved broker number	

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Investor Profile

Licensed Real Estate Agent?	<input type="radio"/> Yes	Mortgage Broker?	<input type="radio"/> Yes
Licensed Real Estate Broker?	<input type="radio"/> Yes	Property Manager?	<input type="radio"/> Yes
Licensed Attorney?	<input type="radio"/> Yes	Appraiser?	<input type="radio"/> Yes
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?	<input type="checkbox"/> Cash <input type="checkbox"/> Finance with a Bank <input type="checkbox"/> Finance with a Private Lender <input type="checkbox"/> Partner with someone <input type="checkbox"/> 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 usually invest?	<input type="checkbox"/> fewer than 10 miles <input type="checkbox"/> Citywide <input type="checkbox"/> Statewide <input type="checkbox"/> Other States		
Typically, with your investment properties, do you prefer to:	<input type="checkbox"/> Fix & Flip <input type="checkbox"/> Rent <input type="checkbox"/> Both Fix & Flip Hold as Rental		
Who manages your rental portfolio?	<input type="checkbox"/> Self-managed, (Unlicensed property manager) <input type="checkbox"/> Self-managed (Licensed property manager) <input type="checkbox"/> 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	_____		

Corporate Entity Borrowers

Entity Name:	_____		
State of Organization:		Entity Type: (LLC, Corp, Partnership)	
Tax ID #	_____		
Ownership	Are you the majority owner? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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Borrower/Personal Guarantor Information

In what name will title be held? (if different from above)	
Reserves Verification (Instant Bank Verification or IBV)	I understand that as part of my loan, Visio will verify my available cash reserves using an IBV. <input type="checkbox"/> Yes <input type="checkbox"/> No

Business Plan for this property (Details will be reviewed with max LTV)

What's your planned use of proceeds?	<input type="checkbox"/> Purchase this property <input type="checkbox"/> Purchase other investment property <input type="checkbox"/> Fix & Rent this property <input type="checkbox"/> Fix & Flip this property <input type="checkbox"/> Payoff liens and/or taxes <input type="checkbox"/> Fix & Rent another property <input type="checkbox"/> Fix & Flip other property <input type="checkbox"/> Refinance current loan <input type="checkbox"/> Other Business Funds <input type="checkbox"/> Other:
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Property/Loan Information

Purchase
 Cash-Out
 Rate & Term Refinance

Street Address _____ City _____ State _____ Zip _____

Condo: No / Yes

Number of Units: 1 2 3 4

Estimated Property Value \$ _____ and Requested Loan \$ _____ OR Requested LTV _____%

What is the estimated property value based on:

BPO
 Appraisal
 Realtor
 Personal Experience
 Online Resource (explain below)
 Other: (explain below)

Why did you choose this specific property?	
Why did you choose this area?	
Have you or a family member ever occupied this property?	<input type="checkbox"/> No <input type="checkbox"/> Yes, Describe:
Additional notes about this Loan purpose:	

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Other	
How long do you plan to hold this property?	_____ year(s)
Other than described above, how will the loan funds be used?	
Who should we 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.	
Please provide any additional information which may be valuable for lender consideration	
Rental Strategy	
<input type="checkbox"/> Long-Term Rental <input type="checkbox"/> Short-Term Rental <input type="checkbox"/> Seasonal Rental	
Monthly Property Amounts:	
Rent \$ _____ Taxes \$ _____ Hazard Insurance \$ _____ Flood Insurance \$ _____ Association Dues \$ _____	

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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)	<input type="checkbox"/> On-Market (MLS) <input type="checkbox"/> Off-Market <input type="checkbox"/> Distressed (foreclosure/tax sale/short sale)
1. Acquisition Price	\$ _____
2. Cost of Improvements Completed	\$ _____
3. Additional taxes/liens paid at closing	\$ _____
4. Other Costs	\$ _____ Describe: _____
5. Total cost	\$ _____
Describe Improvements Completed (e.g. Roof, carpet, etc)	_____
In what name is title currently held?	_____

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) _____ (Phone) _____ (Email)
Escrow Deposit Paid	\$ _____ Held by: _____
Seller Paid Closing Cost:	_____ % or \$ _____
Are you buying from:	<input type="checkbox"/> Private Seller <input type="checkbox"/> Bank <input type="checkbox"/> FNMA <input type="checkbox"/> HUD <input type="checkbox"/> Other
Relationship with seller:	Do you have a business or personal relationship with the seller? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the seller a member of your immediate or extended family? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please explain relationship:	_____
How is Title going to be held?	<input type="checkbox"/> Individual <input type="checkbox"/> Entity (LLC, Corp, LLP, LP)

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Regarding the property today:

Does the property have any deferred maintenance?	<input type="checkbox"/> No <input type="checkbox"/> Yes, Describe:
Describe liens/judgments/taxes to payoff	<input type="checkbox"/> N/A - Owned Free and Clear
	\$ _____ <input type="checkbox"/> Mortgages <input type="checkbox"/> Taxes <input type="checkbox"/> Other Lien
	\$ _____ <input type="checkbox"/> Mortgages <input type="checkbox"/> Taxes <input type="checkbox"/> Other Lien
Is the property currently rented?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the property is rented: Describe the Current Rent	How long has this been rented ____ yrs. ____ mths. Can you provide an executed lease? <input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> No <input type="checkbox"/> Immediate family (* Mother, father, grandparents, great-grandparents (etc). Children, grandkids (etc), spouse, brother, sister) <input type="checkbox"/> Extended family (* Aunt, uncle, cousin, niece, nephew)
Is the tenant a Government Sponsored renter? (Section 8)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure
Additional notes about this rental:	

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Declarations

<i>If you answer "Yes" to any questions a through l, please use continuation sheet for explanation.</i>	<i>Borrower</i>	
	<i>Yes</i>	<i>No</i>
a. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>
b. Have you had any open bankruptcies in the last 4 years?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Enter most recent date completed/ discharged/dismitted: _____		
c. Have you had property foreclosed upon, sold short sale or given title or deed in lieu thereof in the last 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Enter most recent date(s) completed or sold: _____		
d. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>
e. Have you been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	<input type="checkbox"/>	<input type="checkbox"/>
g. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>
h. If this is a purchase transaction, is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>
i. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>
j. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>
k. Are you a permanent or non-permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>
l. Do you intend to occupy the property as your primary residence? If "Yes," Describe:	<input type="checkbox"/>	<input type="checkbox"/>

Explanation continuation:

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:* _____
- 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:* _____
- White
- Other – *print:* _____

- I do not wish to provide this information

Sex: -

- Female
- Male

- I do not wish to provide this information

Loan Program

Fixed	<input type="checkbox"/> 30 year fixed – 30 year term
ARM	<input type="checkbox"/> 5/1 ARM – 30 year term <input type="checkbox"/> 7/1 ARM – 30 year term

Acknowledgement and Agreement

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 Lending (“Lender”) and/or Broker listed above to verify any and all information necessary to process my mortgage loan application. I further authorize Lender/Broker to order a consumer credit report and verify other credit information. I further authorize Lender/Broker to verify bank statements directly with the banking institution. 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.