

FUNDING EDGE

Providing a Creative Edge in Business and Real Estate Financing

REAL ESTATE APPLICATION

FundingEdge specializes in Commercial, Hard-Money and Private Money Real Estate Loans throughout the United States. We offer exceptional mortgage programs beyond the limits of most banks. Even if credit is not perfect, FundingEdge can help. Loan sizes range from \$100,000 to No-Limit.

It is important to complete the following application as thoroughly as possible. Please be as detailed as possible on the Property Information.

FAX THE COMPLETED APPLICATION TO (830) 331-4025

If you have any question, please feel free to give us a call.

Sincerely,

FundingEdge Management

REAL ESTATE INFORMATION SHEET

GENERAL INFORMATION

Date: _____

Referring Broker/Affiliate (if applicable) _____ Phone _____

Fax _____ Email: _____

Property Address: (1) _____ State: _____ Zip: _____

(2) _____ State: _____ Zip: _____

Borrowers Company Name: _____ Federal Tax ID / EIN #: _____

Borrower Name: _____ Social Security #: _____ DOB: _____

Address: _____ State: _____ Zip: _____

Borrowers Contact Info: Office: _____ Home / Cell: _____

Fax: _____ Email: _____ Website: _____

Co-Borrower Name: _____ Social Security #: _____ DOB: _____

Address: _____ State: _____ Zip: _____

Amount Seeking \$ _____ Minimum Net Loan Amount Required \$ _____

Use of Funds: (1) _____ \$ _____

(2) _____ \$ _____

(3) _____ \$ _____

(4) _____ \$ _____

On a scale of 1 to 10, how would you rate your credit?: _____ Scores _____

Time constraints on the loan and Reason: _____

Interest Rate Desired: _____ Length of Term Requested: _____

PROPERTY INFORMATION

Type of Loan: Refi () Cash Out () Purchase () Construction () Other: _____

Purchase Price: \$ _____ Original Date of Purchase or Date to-be-Purchased: _____

If Purchase: Down Payment: \$ _____ Seller/Carry Back: \$ _____ Additional funds to put down: \$ _____

Do you have signed contract: Yes / No Expiration Date: _____

Type of Property: () Multi-Family () Mix-Use () Day Care () Church () Restaurant () Warehouse
 (Check One) () Retail/Office () Self Storage () Automotive () Campground () Mobile Home Park
 () Car Wash () Light Industrial () Rooming House or B&B () Motel/Hotel - *flagged?* Yes / No
 () Raw Land () Development () Assisted Living Facility or Nursing Homes () Funeral Home
 () Other (*explain*) _____

Description of Property: Square Feet of the building(s): _____ Number of Units: _____

Number of Acres or size of the lot(s): _____ Age of Building(s): _____

(Please describe the property in detail) _____

(REAL ESTATE INFORMATION SHEET Continued)

Value of the Property:

Appraised Value: \$ _____ Date of Appraisal: _____

Estimated "AS IS" Value (Value based on the current condition and entitlements): \$ _____

How determined: _____

If property is being Renovated or Under Development what is the Projected Value \$ _____

Current Tax Value: \$ _____

Amount Owed: First Lien: \$ _____ Date Due: _____

Second Lien: \$ _____ Date Due: _____

Other Liens: \$ _____

Are Taxes Current: Yes / No Taxes Owed \$ _____

Total Amount Owed: \$ _____

Current Monthly Payment: \$ _____ Current Interest Rate on First Lien _____ on Second Lien _____

Are you current on Payments? Yes / No If not, number of payments behind: _____

Reason for being behind on payments: _____

What percentage of subject property is occupied today? _____ % **Owner Occupied:** _____ %

Property Income and Expenses (if applicable): Current Monthly Income: \$ _____

Current Monthly Expenses: \$ _____

Current Net Income: \$ _____

How is Title Held: Personally () Partnership () Corporation () Trust () Other () _____

In what County is the Property Located: Property 1: _____ Property 2: _____

Exit Strategy: (How do you plan on paying off the Loan?): _____

Are there any known environmental issues with the property? Yes / No If Yes, explain: _____

Have you been turned down previously: (This information is critical in determining what issues that will have to be overcome)

By whom and Reason(s): _____

Are you currently working with any lender, consultant or broker on this transaction: Yes / No

If yes, who: _____

(REAL ESTATE INFORMATION SHEET Continued)

REAL ESTATE SCHEDULE

Other Real Estate Owned

(Enter under Type of Property, R for Residential and C for Commercial)

Property Address	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance Maintenance Taxes & Misc	Net Rental Income
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(REAL ESTATE INFORMATION SHEET Continued)

AGREEMENT

I/We completed an application containing various information and certify that all of the information is true and complete. I/We further hold FUNDINGEDGE and/or its assigns harmless of any misrepresentation on the Real Estate Information Sheet (Application) and/or other documents provided. I/We hereby authorize FUNDINGEDGE and/or its assigns to investigate my credit worthiness and verify any information provided on my/our application and other related documents.

Signature

BORROWER Name *(Printed)*

Date

Signature

BORROWER Name *(Printed)*

Date

APPLICATION PROCEDURES

- **Fill out the Real Estate Information Sheet (*application*) completely and legibly.**
- **Be sure your signature is on all required pages.**
- **Upon returning the Real Estate Information Sheet (*application*) it must be submitted with copies of two (2) forms of Identification. One (1) of the forms of Identification must be a valid Drivers License or Passport. *If possible enlarge the copies of the Identification when faxing.***

CERTIFICATION AND AUTHORIZATION

CERTIFICATION

The undersigned hereby certify the following:

1. I am / We are seeking to secure *Financing*. In applying for this *Financing*, I/We completed an application containing various information and certify that all of the information is TRUE, COMPLETE, and ACCURATE. I/We further hold FUNDINGEDGE harmless of any misrepresentation on the *Financing Application* and/or other documents.
2. I/We understand and agree that FUNDINGEDGE reserves the right to verify information provided on the application.
3. I/We understand that FUNDINGEDGE is acting as my/our correspondent and further acknowledge that all disclosures required by law in regard to the *Financing* are to be provided by the lender and/or financing entity NOT FUNDINGEDGE.

AUTHORIZATION

To Whom It May Concern:

1. I am / We are applying for *Financing*. As part of the application process, FUNDINGEDGE and/or its assigns are authorized to act on my/our behalf in obtaining the *Financing*.
2. FUNDINGEDGE and/or its assigns may verify information contained in my/our application and in other documents that have been provided in connection with the *Financing*.

I/We authorize you to provide to FUNDINGEDGE, and/or its assigns, information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar accounts; and credit history.

3. I/We understand and authorize FUNDINGEDGE to share personal, financial and property information with lenders, investors and/or assigns in the placement of my/our financing request.
4. A copy and/or faxed copy of this Authorization may be accepted as an original.

COMPANY NAME (If Applicable) _____

BORROWER

Borrower's Name - Printed	Signature	Date
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CO - BORROWER

Borrower's Name - Printed	Signature	Date
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Authorization to Obtain Credit Information

I / WE REPRESENT AND WARRANT THAT THE INFORMATION PROVIDED IN THIS CREDIT APPLICATION IS COMPLETE, ACCURATE AND TRUE. EACH INDIVIDUAL SIGNING BELOW ALSO REQUESTS AND AUTHORIZES ANY LENDERS OR FUNDING SOURCE WHICH MAY BE UTILIZED (COLLECTIVELY REFERRED TO AS "LENDERS") TO OBTAIN INFORMATION FROM THE REFERENCES LISTED ABOVE AND OBTAIN COMMERCIAL AND/OR CONSUMER CREDIT HISTORIES THAT WILL BE ONGOING AND RELATE NOT ONLY TO THE EVALUATION OF THE BUSINESS CREDIT REQUESTED, BUT ALSO FOR PURPOSES OF REVIEWING THE ACCOUNT, INCREASING THE CREDIT LINE ON THE ACCOUNT (IF APPLICABLE), TAKING COLLECTION ACTION ON THE ACCOUNT, AND FOR ANY OTHER LEGITIMATE PURPOSE ASSOCIATED WITH THE ACCOUNT AS MAY BE NEEDED.

[A facsimile, electronic or other copy of this signed authorization shall be as valid as the original.](#)

Applicant's Signature	Applicant's Printed Name	Date
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Social Security #	Address
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Date of Birth	City, State, Zip
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Applicant's Signature	Applicant's Printed Name	Date
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Social Security #	Address
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Date of Birth	City, State, Zip
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