

REQUIRED!!! YELLOW HIGHLIGHTED FIELDS BELOW THAT APPLY TO YOUR LOAN REQUEST, ARE REQUIRED FOR REVIEW!!

READ CAREFULLY: Please complete ALL BOXES & ALL PAGES that apply to your loan scenario. This form will be sent back to you if received incomplete. Please send to Jonathan Reece at JVR@GenevaFi.com Call with questions 602.332.1772

BORROWER CONTACT INFORMATION

Name _____
 Company _____
 Phone _____
 Email _____

COMMERCIAL REAL ESTATE

Current Rent Roll – (yours or use the attached form)
 Property Operating Statements – Last two years and YTD (Yours or use the attached form)
 Owner Occupied Properties – Last two years tax returns and YTD P&L for operating business
 Purchase Contract – (If the loan is for the purchase of property)
 Overview Of Business Plan

INVESTMENT 1-4 UNIT RENTAL PROPERTY

Current Lease – (If occupied)
 Property Operating Statements – Last two years and YTD (Yours or use the attached form)
 Purchase Contract – (If the loan is for the purchase of property)
 FNMA 1003 Form

Borrower must OWN and OCCUPY a separate residence of greater value than subject property and have owned investment real estate for at least one year.

BORROWING ENTITY / PERSON'S INFORMATION

Borrowing Entity Name (LLC, CORP, LLP, ETC)	ENTITIY City/State	EIN for Company				
_____	_____	_____				
List owners of either entity/company or Property	Ownership %	Personal Residence City/State	Own?	Liquidity	Net Worth	Credit Score
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

YES HAVE ANY BORROWERS OR GUARANTORS: (CHECK 'YES' IF TRUE)

Had a property foreclosed in last 4 years?
 Filed for bankruptcy in last 5 years?
 Failed to file Federal tax returns for last 3 years?
 Been party to a lawsuit (personal or business)
 Defaulted on any Federal debts including SBA loans
 Been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business

YES (CHECK 'YES' IF TRUE)

Are any Borrowers or Guarantors foreign officials?
 Any Borrower or Guarantor missed mortgage payments in the last 12 months.
 Are there back real estate taxes owed on subject property?

SUBJECT PROPERTY INFORMATION

Address _____
 City _____ County _____ State _____ Zip _____
 Building SF _____ # of Units _____ Occupancy _____ %
 Does the owner occupy any portion of the property? No Yes _____ O/O SF _____
 Does the property have: Underground or above ground storage tanks Automotive repair uses Ongoing environmental remediation
 Hazardous material handling / licensing On-site dry cleaner plant A prior Phase 1 report available

Property Type 1-4 Unit Residential Rental
 Multifamily Retail Mixed-Use
 Industrial Office Self-Storage
 Mobile Home Park Other _____

LOAN INFORMATION

Type in Loan Amount, Desired Rate, Gross Income and Expense to generate payment and DCR

Loan Amount Requested _____
 Current Value _____

Purchase
 Current Sales Price _____
 Target Closing Date _____
 1031 Exchange Yes

EXPLAIN YOUR MOTIVATION FOR THIS LOAN REQUEST

Refinance – Rate and Term or **Refinance – Cash Out**
 Current Loan Balance _____ Current Rate _____
 Loan Maturity Date _____ Pre-Pay? Yes No
 Current Lender _____
 Acquisition Price _____ Mo/Yr Acquired _____
 P&I Payment: _____ Annu. Insurance Premium: _____
 Annual Property Tax: _____
 For Cash Out, please state what the funds will be used for: _____
 Estimated cash-out available _____

Estimated cash-out before closing costs and impounds _____

PERSONAL INFORMATION

This form to be completed when the Borrowers/Guarantors complete a loan application other than the Lender's application

Borrower Name:		SS #:		Co-Borrower Name:		SS #:	
Borrower E-mail:				Co-Borrower E-mail:			
Marital Status:		Single	Married	Divorced	DOB:		
Marital Status:		Single	Married	Divorced	DOB:		
Address:				Address:			
City:	State:	Zip:	Phone #:	City:	State:	Zip:	Phone #:
Borrower(s) will be:							
<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation (C Corp.) <input type="checkbox"/> LLC <input type="checkbox"/> LP/LLP <input type="checkbox"/> S Corp. <input type="checkbox"/> Other Tax ID Number:							
Name of Borrowing Entity (Name(s) in which title will be held):							

PERSONAL DECLARATIONS

If you answer "Yes" to any questions A through F, please provide a separate explanation	Borrower	Co-Borrower
A. Are there any outstanding judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Have you declared bankruptcy within the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. Are you party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan quarantine?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
H. If applicable, do you intend to occupy the property as your primary housing residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
I. Have you been convicted of a felony within the past 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
J. Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
K. Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered no to questions J and K, please provide visa status:		

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 this information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish race, or sex, under Federal regulations, this lender is not 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	<input type="checkbox"/> I do not wish to furnish this information.	CO-BORROWER	<input type="checkbox"/> I do not wish to furnish this information.
ETHNICITY:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	ETHNICITY:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
RACE:	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	RACE:	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Other Pacific Islander
SEX:	<input type="checkbox"/> Female <input type="checkbox"/> Male	SEX:	<input type="checkbox"/> Female <input type="checkbox"/> Male