

## PROPERTY APPROVAL APPLICATION

I. Guarantor / Borrower Information					
Legal Name of Individual:			SSN:		DOB:
Home Address:			County:		
City:			State:		
Email:			Zip Code:		
Telephone:			Cell Phone:		
Loan Will Be Closed In The Name of:			<input type="checkbox"/> Individual	<input type="checkbox"/> Business	Referral Source:
<b>Legal Name of Entity in which loan will be closed:</b>					

II. Individual/Entity Ownership Information									
Ownership – all interest ownerships must be listed/shown and equal 100%. If individual(s), list your name(s).									
Name	SSN	Position	Primary Residence Address	% of Borrowing Entity Ownership? Guarantor? (Y/N)		U.S. Citizen? If you answer no, provide explanation.			
						<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
						<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
						<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
						<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
						<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Non-Profit Organization		<input type="checkbox"/>	For Profit Corporation	<input type="checkbox"/>	Limited Partnership			
<input type="checkbox"/>	General Partnership		<input type="checkbox"/>	Limited Liability Company	<input type="checkbox"/>	Sole Proprietorship		<input type="checkbox"/>	Other:
Tax ID:			Date Business Established:						
Address:			County:						
City:			State:						
Email:			Zip Code:						
Telephone:									
Bank of Business Account & Bank Account Ending Balance:									

II. Property Information		
Subject Property Address:	Property Type: <input type="checkbox"/> Single Family <input type="checkbox"/> Residential 2-4 Unit <input type="checkbox"/> 5 or More Units <input type="checkbox"/> Condo	Loan Product Type: <input type="checkbox"/> Fix and Flip Loan (9 month Term) <input type="checkbox"/> Rental Loan (360 month Term)
<b>Fix and Flip Loan Program:</b> <input type="checkbox"/> Fix and Flip Loan (9 month Term)		

**Rental Loan Programs:**

- 5/1 ARM – (30 Year Term/Amortization)
- 5/1 ARM – Interest Only (10 Yr. IO Period / 20 Year Amortization)
- 7/1 ARM – (30 Year Term/Amortization)
- 7/1 ARM – Interest Only (10 Yr. IO Period / 20 Year Amortization)
- 10/1 ARM (30 Year Term/Amortization)
- 10/1 ARM – Interest Only (10 Yr. IO Period/ 20 Year Amortization)
- 15 Year Fixed (15 Year Term/Amortization)
- 30 Year Fixed - Interest Only (30 Year Term / 10 Yr. IO Period / 20 Year Amortization)
- 30 Year Fixed – (30 Year Term/Amortization)

## Transaction Purpose:

- Purchase      Date of Closing: \_\_\_\_\_
- Refinance      Date Acquired: \_\_\_\_\_      Mortgage Payoff Balance: \$ \_\_\_\_\_

Purchase Price: \$  
 Current Market Value: \$  
 Construction Budget (fix and flip only): \$  
 After Repair Value (fix and flip only): \$

Has the property been inspected or tested for environmental hazards (lead-based paint, asbestos, underground storage tanks, etc.)?  Yes       No

Is the property currently tenant occupied?  Yes       No  
 If Yes, what is the Gross Monthly Rental Income? \$ \_\_\_\_\_

Annual Property Taxes: \$  
 Annual Property Insurance: \$  
 Monthly HOA Dues: \$

**III. Documents Required**

- Property Approval Application
- Warranty Deed and HUD from property acquisition (if currently owned)
- Construction Budget or Lease Agreement (if applicable)
- Hazard Insurance, Liability Insurance, Rent Loss Insurance (if applicable) and Flood Insurance (if applicable)
- Title Commitment, Closing Protection Letter and Wire Instructions

**IV. Title, Escrow & Insurance Information**

Title Company:	Escrow Company:
Title Contact:	Escrow Contact:
Title Phone:	Escrow Phone:
Title Email:	Escrow Email:
Insurance Carrier:	If applicable:
Insurance Contact:	Condo Association Name:
Insurance Phone:	Condo Association Contact Info:
Insurance Email:	(Phone and or email):
Closing Agent Name:	Closing Agent Contact Info:

**TARGET CLOSE DATE:**

**V. Financing Information**

Total Amount of Financing Requested: \$

Use of Loan Proceeds:

Acquisition  Rehab  Refinance

**Please answer the following questions:**

1. Are you or your business currently involved, or previously been involved in any pending lawsuits, including foreclosure, collection or suits by past or current lenders, creditors, or subcontractors/suppliers? If yes, attach explanation. If no, check here:

Yes  No

If yes to the above, please list the lenders, creditors, or subcontractors/suppliers involved in the action:

Lender/Creditor	Amount of Claim	Open or Settled	Date Settled

2. Have you or any officer of your company been involved in bankruptcy or insolvency proceedings in the last 7 years?

Yes  No

If yes, please provide the details

3. Have you or any officer of your company been charged or convicted of a felony?

Yes  No

If yes, please provide the details

**NOTE: The borrowing entity on any fix and flip property loan must be identical to the borrowing entity approved by Investor Funding Network llc at the time of the Fix and Flip Line of Credit application and approval. Investor Funding Network LLC requires review and approval of any subsequent closing entity on any fix and flip property loan even if ownership information is identical.**

I/We authorize Investor Funding LLC(Investor funding ) to investigate my/our personal and business history

as necessary to process a grant application. The undersigned authorize any person or consumer reporting agency to give Constructive Loans any information it may have on the undersigned. Each of the undersigned authorizes you to answer questions about your credit experience with the undersigned.

The undersigned hereby forever holds harmless, releases and discharges Constructive Loans and its Representatives from and against any and all liability, loss or expense suffered by the Undersigned, resulting directly or indirectly from, or in any way related to actions taken by Constructive Loans in connection herewith, including but not limited to: (1) the disclosure of information hereunder, (2) Constructive Loans' evaluation of the undersigned, or (3) Constructive Loans' evaluation of any proposed extension of credit.

The undersigned, in applying for financial assistance from Constructive Loans, recognizes that prior to receiving any financial assistance he or she will agree to comply with all federal, state and local laws and regulations to the extent that such are applicable.

The undersigned understands and acknowledges that (1) this document is being utilized in connection with an application for a loan, and (2) it is a Federal crime, punishable by fine or imprisonment, or both, to knowingly make any false statements in connection with an application for a loan, as applicable under provisions of Title 18, United States Code, Section 1014.

The undersigned agrees to promptly notify Constructive Loans of any material changes in financial condition of the undersigned, including incurring additional indebtedness, liabilities or other financial obligations. Undersigned will promptly notify Constructive Loans of any legal or foreclosure proceeding which they are a party to, or any personal or business-related reduction in assets or any event that could cause a reduction in assets, from the time of this application through disbursement of any and all loan proceeds.

**INVESTOR FUNDING NETWORK, LLC  
PO BOX 646  
WARRENVILLE IL 60555**

**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 [name, address and telephone number of the person or office from which the statement of reasons can be obtained] 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 the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.**

\_\_\_\_\_  
Name Of Business

\_\_\_\_\_  
Signature/Title/Date

Anyone listed as an owner in Section III should sign and date below:

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Signature/Date

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Signature/Date

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Signature/Date

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Signature/Date

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Signature/Date