



## COMMERCIAL HARD MONEY LOAN APPLICATION

### Borrower Information:

Borrower's Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Present Address: \_\_\_\_\_

Prior Address: \_\_\_\_\_

### Property Information:

Subject Property Address: \_\_\_\_\_

Property Type: \_\_\_\_\_ No of Units: \_\_\_\_\_ Year Built: \_\_\_\_\_

Purchase Price: \_\_\_\_\_ Rehab Cost: \_\_\_\_\_ Loan Amt Needed: \_\_\_\_\_

Investment Strategy: (Flip, Buy & Hold, etc): \_\_\_\_\_

### Employer Information:

**Please document the last 2 years of employment history**

#### **Current Employer**

Name of Employer: \_\_\_\_\_

Self Employed: \_\_\_\_\_ If yes, how long: \_\_\_\_\_ Date Registered: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Title: \_\_\_\_\_

Years on Job: \_\_\_\_\_ Dates (from) \_\_\_\_\_ (to) \_\_\_\_\_

#### **Previous Employer**

Name of Employer: \_\_\_\_\_

Self Employed: \_\_\_\_\_ If yes, how long: \_\_\_\_\_ Date Registered: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Title: \_\_\_\_\_

Years on Job: \_\_\_\_\_ Dates (from) \_\_\_\_\_ (to) \_\_\_\_\_



**Declarations**

If you answer "Yes" to any of the following questions, please use a continuation sheet for explanation.

- 1) Are there any outstanding judgments against you? \_\_\_\_\_
- 2) Have you declared bankruptcy within the last 2 years? \_\_\_\_\_
- 3) Have you had a property foreclosed upon within the last 2 years? \_\_\_\_\_
- 4) Do you intend on occupying the property as your primary residence at any time? \_\_\_\_\_

**Acknowledgement and Agreement**

I, 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 commercial hard money mortgage loan; (5) I will not occupy the property as a residence at any time, now or in the future; (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 credit 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; and (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.

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 purpose through any source, including a source named in this application or a consumer reporting agency.

\_\_\_\_\_  
Borrower Signature:

\_\_\_\_\_  
Date:





## Borrowers' Certification and Authorization

### CERTIFICATION

The Undersigned certify the following:

1. I/We have applied for a mortgage loan through **Investors Choice Funding, LLC**. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that **Investors Choice Funding, LLC** reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

### AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern:

1. I/We have applied for a mortgage loan through **Investors Choice Funding, LLC**. As part of the application process, **Investors Choice Funding, LLC** and the mortgage guaranty insurer (if any), may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to **Investors Choice Funding, LLC** and to any investor to whom **Investors Choice Funding, LLC** may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.
3. **Investors Choice Funding, LLC** or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

\_\_\_\_\_  
Borrower Signature:

\_\_\_\_\_  
Date:

Social Security Number: \_\_\_\_\_



# Borrower Signature Authorization

**Privacy Act Notice:** This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

## Borrower Information

<b>Borrower:</b>	<b>Lender:</b> Investors Choice Funding, LLC 7333 W. Jefferson Ave, Ste 180 Lakewood, CO 80235
<b>Date:</b>	

## Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

The information the Lender/Broker obtains is only to be used in the processing of my application for a mortgage loan.

\_\_\_\_\_  
Borrower Signature:

\_\_\_\_\_  
Date:

Social Security Number: \_\_\_\_\_

Applicant:	Lender: <b>Investors Choice Funding, LLC</b> <b>566 South McCaslin Blvd, MS 271728</b> <b>Louisville, CO 80027</b>
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You have applied to us for a loan secured by real estate, located or to be located at:

**Hazard Insurance Requirements**

I (we) understand we are required to have Hazard Insurance on the property for the entire term of the loan.

The Lenders minimum requirements for the insurance coverage is as follows:

- The policy must provide complete replacement coverage equal to the loan amount on the property
- Type of policy must be a Builders Risk Policy.
- Deductible cannot be greater than \$500.00.
- Lender must be identified as the Mortgagee/Insured on the policy.
- Original term of policy must be equal to or greater than the term of the loan.
- Policy premium must be paid at closing.

I (we) understand and agree, that should the policy lapse or be cancelled for any reason the lender will insure the property at the borrowers expense. The cost of the policy will be added to the loan principal balance. The Lender will charge an administrative fee of \$500.00 for administration of the policy. The Lender will insure the property using an Insurance company of their choice and the policy premium may be higher than current market rate.

I/we understand and agree with the above:

\_\_\_\_\_  
Borrower Signature:

\_\_\_\_\_  
Date: