



Loan Originator Contact Info	
Loan Officer Name:	Residential Gems LLCntial Gems LLC
	Residential Gems LLC
	Residential Gems LLC
	Residential Gems LLC:
	Email:
Broker Information	
	Affiliate Name:
	Broker Company:
	Broker Name:
	Broker Phone:
	Broker Email:

## Loan Application

I. Loan Type & Terms					
<b>Loan Type Applied For:</b> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial	<b>Lien Position:</b> <input type="checkbox"/> 1st <input type="checkbox"/> 2 <sup>nd</sup>	<b>Purchase Price:</b> \$	<b>Loan Amount:</b> \$	<b>Interest Rate:</b> %	<b>Term (in months):</b> <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> 9 <input type="checkbox"/> 12 <input type="checkbox"/> 18 <input type="checkbox"/> 24
II. Property Information & Purpose					
<b>Purpose of Loan:</b> <input type="checkbox"/> Purchase <input type="checkbox"/> Purchase w/Cross Collateral <input type="checkbox"/> ARV Refinance <input type="checkbox"/> Refinance <input type="checkbox"/> New Construction <input type="checkbox"/> ARV/Rehab 2 <sup>nd</sup>			<b>Property Will Be:</b> <input type="checkbox"/> Non Owner Occupied Investment HOLD <input type="checkbox"/> Non Owner Occupied Investment FLIP		
<b>Subject Property Address:</b> ( <input type="checkbox"/> multiple properties) <b>Street:</b> <b>City:</b> <b>State:</b> <b>Zip:</b>		<b>Property Type:</b> <input type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> 3-4 Unit <input type="checkbox"/> Condo <input type="checkbox"/> MFH <input type="checkbox"/> Commercial		<b>Description:</b> (Commercial Only)	
<b>Does Property Generate Income?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Gross Monthly Rent?</b> \$		<b>Current Appraisal within 90 Days?</b>		<b>If Yes, Value?</b> \$	
<i>Complete if this is a refinance</i>		<b>Amount of Existing Liens?</b> \$		<b>Describe Improvements:</b> <input type="checkbox"/> Made <input type="checkbox"/> To Be Made	
<b>Year Acquired:</b>	<b>Original Cost:</b> \$				
<b>Legal Description:</b>					
<b>The Estate or Interest In:</b> <input type="checkbox"/> Fee Simple <input type="checkbox"/> LeaseHold					
<b>Source of Down Payment, Settlement Charges and/or Subordinate financing:</b>					
III. Borrowing Entity Information					
<b>Entity Name:</b> <b>Street Address:</b>			<b>Type of Entity:</b> <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Other If other, please describe:		
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>Years in Business:</b>		<b>Fed EIN:</b>
<b>Mailing Address: (if different)</b> <b>Street Address:</b>			<b>State Registered:</b>		<b>Secretary of State ID:</b>
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>Bus. Phone:</b>		
			<b>Repeat Borrower?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
Person(s) Eligible to Bind Entity:					
<b>Name:</b>			<b>Title:</b>		
<b>Name:</b>			<b>Title:</b>		
<b>Name:</b>			<b>Title:</b>		
<b>Name:</b>			<b>Title:</b>		

IV. Entity Assets				
Personal Bank Information		Real Estate Owned Totals: (From Schedule of REO)		
Name & Address of Bank #1:		Total Value of Real Estate Owned:	\$	
Street Address:		Total Monthly Rents:	\$	
City:	State:			Zip:
Account#:	Average Balance:			\$
Name & Address of Bank #2:		Total Monthly Payments:	\$	
Street Address:		Total Monthly Cash Flow:	\$	
City:				
Account#:				
Average Balance:				
Total Entity Liquid Assets:		\$		

V. Details of Transaction (For internal use only)			
Purchase Price:	\$	Earnest Money:	\$
Refinance (mortgage liens only):	\$	Borrower's Closing Costs Paid By Seller:	\$
Estimated Residential Gems LLC Loan Costs:	\$	Subordinate Financing Credit:	\$
Estimated Third Party Closing Costs:	\$	2nd Mortgage Credit:	\$
Alterations/Improvements/Repairs:	\$	Estimated Loan Amount:	\$
Liens/Taxes to be Paid:	\$		
Estimated Total Costs:	\$	Total Credits:	\$
Total Estimated Cash from/to Borrower (+ From/- To): \$			

VI. Loan Summary Overview & Exit Strategy	
How will funds be used? (Describe in full Detail)	
How do you intend to pay off loan? (Describe in full Detail)	

### VII. Personal Guarantor 1 Information

<b>Guarantor #1 Full Name:</b>		<b>Employer #1 Name &amp; Address:</b> <input type="checkbox"/> Self-Employed
<b>SSN:</b>	<b>Inner Circle Membership Level</b>	<b>Phone:</b>
<b>DOB:</b>	<input type="checkbox"/> Diamond <input type="checkbox"/> Platinum	<b>Street Address:</b>
<b>Phone:</b>	<b>Investor Cash Club Member</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>City:</b> <b>State:</b> <b>Zip:</b>
<b>Cell:</b>	<b>Email:</b>	<b>Position/Title/Type of Business:</b>
<b>Present Address:</b>		<b>Gross Monthly Income:</b> \$
<b>Street Address:</b>	<b>City:</b> <b>State:</b> <b>Zip:</b>	<b>Employer #2 Name &amp; Address</b> <input type="checkbox"/> Self-Employed
<b>Mailing Address: (if different)</b>		<b>Phone:</b>
<b>Street Address:</b>		<b>Street Address:</b>
<b>City:</b> <b>State:</b> <b>Zip:</b>		<b>City:</b> <b>State:</b> <b>Zip:</b>
<b>Education Information</b>		
<b>High School :</b>		<b>Position/Title/Type of Business:</b>
<b>College :</b>		<b>Gross Monthly Income:</b> \$
<b>Degrees Held:</b>		<b>All Sources Gross Monthly Income:</b> \$ <b>0.00</b>
<b>Real Estate Course Taken:</b>		<b>Declarations: If you answer "Yes" to any questions b through f, please explain below</b>
<b>Professional Designation:</b>		<b>a</b> Are you a repeat borrowing guarantor?
<b>Years as an Entrepreneur:</b>		<b>b</b> Are there any outstanding judgments against you?
<b>Personal Bank Information</b>		
<b>Name &amp; Address of Bank #1:</b>		<b>c</b> Have you been declared bankrupt within the past 7 years?
<b>Street Address:</b>		<b>d</b> Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?
<b>City:</b> <b>State:</b> <b>Zip:</b>		<b>e</b> Are you party to a lawsuit?
<b>Account#:</b> <b>Average Balance:</b> \$		<b>f</b> Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? <i>(this would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee, If "Yes", provide details, including date, name, and address of lender if any, and reasons for the action.)</i>
<b>Stocks/Bonds/Retirement</b>		
<b>Company Name:</b>		<b>g</b> Are you a U.S. citizen?
<b>Number/Description:</b> <b>Value/Vested Interest:</b>	\$	<b>h</b> If "No", do you have an SS# or ITIN?
<b>Company Name:</b>		<b>Explanation (If you answer "Yes" to any questions b through f) :</b>
<b>Number/Description:</b> <b>Value/Vested Interest:</b>	\$	
<b>VIII. Authorization to Release of Information and Credit Authorization</b>		

I/we hereby authorize Residential Gems LLC to make all inquiries it deems necessary to verify the accuracy of the information provided herein, and to determine my/our credit worthiness. This includes my/our and my company's past and present employment, earnings records bank accounts, stock holdings, insurance information and any other asset balances needed to process my private funding application. I/we also hereby authorize the release of any information necessary for any purpose related to our credit transaction with Residential Gems LLC. The information obtained is only to be used in the processing of my private funding application. This authorization expires 120 days from the date indicated below. I/we further authorize Residential Gems LLC to order a private funding credit report and verify all other credit information, including past and present mortgage and landlord references. It is understood that the photocopy of this document shall also serve as an authorization to provide the information requested and an electronic signature will serve as a legal signature.

**Privacy Act Notice:** This information is to be used for the company and its affiliates collecting it or their assignees in determining whether you qualify for a prospective private funding loan under the company's program. Additionally, this information may be used to determine fees, pricing, and other compensating factors associated with your private money funding. It will not be disclosed outside the company and its affiliates 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 private funding borrower may be delayed or rejected.

\_\_\_\_\_  
Signature

Please pull this credit report to determine pricing

**IX. Acknowledgement and Agreement**

Each of the undersigned parties specifically represents to Residential Gems LLC the lender, and to each of its actual and 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 the signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability to any person who may suffer any loss due to reliance upon any misrepresentation that I have made in this application and/or criminal penalties; (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) the property will be non-owner occupied;** (5) Residential Gems LLC its successors and assigns may retain the original and/or electronic record of this application, whether or not the Loan is approved and/or funded; (6) Residential Gems LLC and the lender, and each of their successors, assigns, servicers, brokers, agents, insurers, and representatives may continuously rely on the information contained in this 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 the closing of the Loan; (7) in the event that my payments on the Loan become delinquent Residential Gems LLC the lender, servicer, or any of the successors or assigns of the aforementioned parties, in addition to any other rights and remedies that it may have related to such delinquency, may report my name and account information to one or more of the consumer credit reporting agencies; (8) neither Residential Gems LLC the lender, nor any of their 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 (9) my transmission of this application as an “electronic record” contained my “electronic signature” as those terms are defined in applicable federal and/or state laws, 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.

Each of the undersigned parties hereby acknowledge and agree that Residential Gems LLC, any owner of the Loan, each of their 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 legitimate business purpose through any source including a source named in this application or any credit reporting agency.

<b>Guarantor #1</b>	<b>Date</b>
<b>Guarantor #2</b>	<b>Date</b>
<b>Guarantor #3</b>	<b>Date</b>
<b>Guarantor #4</b>	<b>Date</b>