



## JemBiz Loans

### JemBiz Loans Stated Real Estate Product Application (\$100,000 to \$5 million)

Complete application in full (on individuals either owning property or the owners of legal entity which (or will) owns property), sign and return to JemBiz Loans at [JemBiz@JemBiz.com](mailto:JemBiz@JemBiz.com) or by faxing to (407) 650-3370, along with the following:

- \* Lease Schedule for Property being financed
- \* Property Address and Legal Description (2 year property operating statement if available)
- \* If Purchase, copies of last 2 bank statements from Borrower showing sufficient available funds to be used for down payment.
- \* Pictures of property (Front & sides, and inside)
- \* Two credit bureau reports on the Borrower(s) or owners of legal entity owning property. Credit reports must be dated within 30 days from application. (or 2 from [www.creditkarma.com](http://www.creditkarma.com) \*\*Free\*\*) ==> Minimum mid score of 650 required. Free reports may be obtained from [CreditKarma.com](http://CreditKarma.com)
- \* Non-refundable Processing Fee of \$250 payable to JemBiz Loans

==> If loan is approved you will be required to submit a title search report on the property and pay for the real estate appraisal at time of accepting loan conditional approval. Title commitment must be issued before appraisal is ordered.

\*\*\* Loan Decision in less than 5 business days \*\*\*

\*\*\* Loan Closings in 30-45 days; 7 days after appraisal receipt (allow up to 3 weeks for appraisal)\*\*\*

\*\*\* Property must be held in a legal entity not individually (Individual allowed on SFM Properties)\*\*\*

Eligible type of properties:

Investor I - 4 SFM - Non-Owner Occupied & Condo, 2-4 Unit Max 75% LTV\*

Traditional I - 5+ Unit Multifamily & Mixed-Use Max 75% LTV (where residential >51%)\*

Traditional II - Office, Retail, Warehouse, Self-Storage, Automotive Service (no gas stations) Max 70% \*

\*LTV reduced by 5% if first time managing investment property or on refinances.

Costs:

Paid at time of approval

-Appraisal Fee \$2,900+/-Commercial Appraisal Depending on property type

- \$660 for Single Family Residential Rental (SFM) Properties)

-Processing Fee \$ 250

Paid at closing

-Underwriting \$3,000 (\$1,999 for SFM)

-Environmental \$2,500 (or \$1,450 on low risk Commercial: maybe waived on SFM only if no UST and built >1975)

-Loan Fee will be 2-4% depending on loan size and credit risk.

**Complete Application via PRINT or TYPE only, then email to [JemBiz@JemBizloans.com](mailto:JemBiz@JemBizloans.com)**



# Commercial Loan Application

1. FINANCING REQUEST			
Requested Loan Amount \$ _____		Property Value \$ _____	
Purpose of Loan: Purchase Refinance		Type of Loan: FlexTerm ARV Pro Flex I/O Fast50	
2. PROPERTY INFORMATION			
Subject Property Address Street: _____ City: _____ State: _____ Zip Code: _____ # of units: _____  Will title be held in an entity? YES NO If YES, Entity Name: _____		Property Type 1-4 Residential Units 5+ Residential Units Mixed Use Retail Warehouse Office Auto Service Other _____	
Refinance: Year acquired: _____ Cost: \$ _____ Purchase: Purchase Price: \$ _____ Flx/Flip or Renovation? YES NO ARV is \$ _____		Improvements: Made To be made \$ _____	
Does Applicant intend to live in the subject property for more than 14 days per year? YES NO		Does Co-Applicant intend to live in the subject property for more than 14 days per year? YES NO	
3. APPLICANT INFORMATION			
Applicant's Name: _____ FICO: _____ Applicant's Email Address: _____		Co-Applicant's Name: _____ FICO: _____ Co-Applicant's Email Address: _____	
SSN #: _____	Phone Number: _____	DOB: _____	SSN #: _____ Phone Number: _____ DOB: _____
Marital Status: Married Unmarried	Residency Status: US Citizen Permanent Resident Alien Non-permanent Resident Alien		
Primary Residence (Street, City, State, Zip): _____ Own Rent Number of Years: _____		Primary Residence (Street, City, State, Zip): _____ Own Rent Number of Years: _____	
4. EMPLOYMENT INFORMATION			
Employer's Name: _____	Yrs. On Job: _____	Employer's Name: _____	Yrs. On Job: _____
Address: (Street, City, State & Zip) _____	Monthly Income: \$ _____	Address: (Street, City, State & Zip) _____	Monthly Income: \$ _____
Business Phone: _____	Self-Employed	Business Phone: _____	Self-Employed
Position / Title / Type of work: _____		Position / Title / Type of work: _____	
5. REAL ESTATE OWNED (if more than 5, please attach separate document)			
Property Address: _____	Type of Property	Current Value	Existing Mortgage
1. _____		\$ _____	\$ _____
2. _____		\$ _____	\$ _____
3. _____		\$ _____	\$ _____
4. _____		\$ _____	\$ _____
5. _____		\$ _____	\$ _____

## 6. EXPRESS PROCESSING INFORMATION

### Settlement Agent Contact Info:

Contact Name: _____	Phone: _____
Company Name & Address: _____ _____	Email Address: _____

### Insurance Agent Contact Info:

Contact Name: _____	Phone: _____
Company Name: _____	Email Address: _____

### HOA Contact Info:

Contact Name: _____	Phone: _____
Company Name: _____	Email Address: _____

## 7. AGREEMENT & ACKNOWLEDGEMENT

Each of 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 business purpose mortgage loan; (5) the property will be occupied as indicated in this application; (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 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 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 any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

Applicant's Signature X	Date:	Co-Applicant's Signature X	Date:
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## 8. GOVERNMENT MONITORING INFORMATION

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 the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is 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.

<b>Applicant:</b>	<b>Co-Applicant:</b>
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<b>Ethnicity:</b> <div style="display: flex; justify-content: space-between;"> <div>Hispanic or Latin</div> <div>Mexican</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Puerto Rican</div> <div>Cuban</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Other Hispanic or Latin</div> <div>Not Hispanic or Latin</div> </div>	<b>Ethnicity:</b> <div style="display: flex; justify-content: space-between;"> <div>Hispanic or Latin</div> <div>Mexican</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Puerto Rican</div> <div>Cuban</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Other Hispanic or Latin</div> <div>Not Hispanic or Latin</div> </div>
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<b>Race:</b> <div style="display: flex; justify-content: space-between;"> <div>American Indian or Alaska Native</div> <div>Asian</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Asian Indian</div> <div>Chinese</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Filipino</div> <div>Japanese</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Korean</div> <div>Vietnamese</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Other Asian</div> <div>Black or African American</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Native Hawaiian or Other Guamanian or Chamorro</div> <div>Samoan</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Other Pacific Islander</div> <div>White</div> </div>	<b>Race:</b> <div style="display: flex; justify-content: space-between;"> <div>American Indian or Alaska Native</div> <div>Asian</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Asian Indian</div> <div>Chinese</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Filipino</div> <div>Japanese</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Korean</div> <div>Vietnamese</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Other Asian</div> <div>Black or African American</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Native Hawaiian or Other Guamanian or Chamorro</div> <div>Samoan</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Other Pacific Islander</div> <div>White</div> </div>
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Sex: Female Male	Sex: Female Male
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