

LOAN APPLICATION

*All fields outlined in red are required.

Property/Loan Information

Purchase Refinance

Street Address _____ City _____ State _____ Zip _____

Condo: No / Yes

Number of Units: 1

Estimated Property Value \$ _____ and Requested Loan \$ _____ OR Requested LTV _____ %

What is the estimated property value based on:

BPO Appraisal Realtor Personal Experience Online Resource (explain below) Other: (explain below)

<input type="checkbox"/> Actual OR	<input type="checkbox"/> Estimated	Property Taxes	\$ _____	<input type="checkbox"/> Monthly OR	<input type="checkbox"/> Annual
<input type="checkbox"/> Actual OR	<input type="checkbox"/> Estimated	Hazard Insurance	\$ _____	<input type="checkbox"/> Monthly OR	<input type="checkbox"/> Annual
<input type="checkbox"/> Actual OR	<input type="checkbox"/> Estimated	Flood Insurance	\$ _____	<input type="checkbox"/> Monthly OR	<input type="checkbox"/> Annual
<input type="checkbox"/> Actual OR	<input type="checkbox"/> Estimated	Association Dues	\$ _____	<input type="checkbox"/> Monthly OR	<input type="checkbox"/> Annual

Refinances

Please complete this section if you are seeking a loan on an investment property you already own

Type of Refinance Loan Cash-Out Rate and Term

Regarding when you purchased the property:

Month/Day/Year Acquired _____/_____/_____

How was the property acquired? (check all that apply)

REO/Foreclosure Short Sale Off Market Wholesale
 Land Contract Auction Estate Retail
 Family Transfer Tax Sale Other (describe):

1. Acquisition Price \$ 0 _____

2. Cost of Improvements Completed \$ 0 _____

3. Additional taxes/liens paid at closing \$ 0 _____

4. Other Costs \$ 0 _____ Describe: _____

5. Total cost \$ 0 _____

Describe Improvements Completed in Detail (e.g. Roof, carpet, etc)

Regarding the property today:

Does the property have any deferred maintenance? No Yes, Describe: _____

Describe liens/judgments/taxes to payoff

N/A - Owned Free and Clear

\$ _____ Payee: _____

\$ _____ Payee: _____

In what name is title currently held?

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Purchases

Please complete this section if you are seeking a loan to complete the purchase of an investment property

Purchase Price	\$ _____
Contract closing date	_____
Title Company	_____
Title Company Contact & Phone Number	(Contact) _____ (Phone) _____
Escrow Deposit Paid	\$ _____ Held by: _____
Seller Paid Closing Cost:	_____ % or \$ _____
Are you buying from:	<input type="checkbox"/> Private Seller <input type="checkbox"/> Bank <input type="checkbox"/> FNMA <input type="checkbox"/> HUD <input type="checkbox"/> Other
Relationship with seller:	Do you have a business or personal relationship with the seller? <input type="radio"/> Yes <input checked="" type="radio"/> No Is the seller a member of your immediate or extended family? <input type="radio"/> Yes <input checked="" type="radio"/> No
If Yes, please explain relationship:	_____
How is Title going to be held?	<input checked="" type="radio"/> Individual <input type="radio"/> Entity (LLC, Corp, LLP, LP)

Borrower/Personal Guarantor Information

In what name will title be held? (if different from above)	_____
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Corporate Entity Borrowers

Entity Name:	_____	
State of Organization:	--	Entity Type: (LLC, Corp, Partnership) --
Tax ID #	_____	
1st Owner	Name: _____	Title: _____ Ownership _____ %
2nd Owner	Name: _____	Title: _____ Ownership _____ %
3rd Owner	Name: _____	Title: _____ Ownership _____ %
4th Owner	Name: _____	Title: _____ Ownership _____ %

Bank Info

Bank Name	_____
(Bank of America, Wells Fargo, etc)	
Account Type	<input checked="" type="radio"/> Personal <input type="radio"/> Business

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Borrower/Primary Guarantor

Full Name (First, Middle, Last) _____
SSN _____ DOB _____ Yrs. in School: ___ Expected Credit Score: _____
Primary Phone _____ Type (home, cell, etc.) ___ Other
Secondary Phone _____ Type (home, cell, etc.) Other
Email _____

Unmarried Married (includes separated), (If Married) Name of spouse: _____

Current Address: Street Address _____ City _____ State -- Zip _____

Own Rent current home: ___ No of Year(s) _____

Mailing Address: [] Same as home OR

Street Address _____ City _____ State -- Zip _____

Employment Information

Employer Name _____
Street Address _____ City _____ State -- Zip _____

[] Self Employed

Position _____ Yrs on Job _____ Yrs in Profession _____ Annual Income \$ 0.00

Secondary Employer Name _____
Street Address _____ City _____ State -- Zip _____

[] Self Employed

Position _____ Yrs on Job _____ Yrs in Profession _____ Annual Income \$ _____

Government Required Info

Borrower/Primary Guarantor

Race: check all that apply

- American Indian or Alaska Native Asian Hispanic or Latino
Native Hawaiian or Other Pacific Islander White Black or African American

Sex Male Female

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Declarations

Declarations		
<i>If you answer "Yes" to any questions a through l, please use continuation sheet for explanation.</i>	<i>Borrower</i>	
	<i>Yes</i>	<i>No</i>
a. Are there any outstanding judgments against you?	<input type="radio"/>	<input type="radio"/>
b. Have you had any open bankruptcies in the last 4 years?	<input type="radio"/>	<input type="radio"/>
If Yes, Enter most recent date completed/ discharged/dissmised: _____		
c. Have you had property foreclosed upon, sold short sale or given title or deed in lieu thereof in the last 3 years?	<input type="radio"/>	<input type="radio"/>
If Yes, Enter most recent date(s) completed or sold: _____		
d. Are you a party to a lawsuit?	<input type="radio"/>	<input type="radio"/>
e. Have you been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<input type="radio"/>	<input type="radio"/>
f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	<input type="radio"/>	<input type="radio"/>
g. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="radio"/>	<input type="radio"/>
h. If this is a purchase transaction, is any part of the down payment borrowed?	<input type="radio"/>	<input type="radio"/>
i. Are you a co-maker or endorser on a note?	<input type="radio"/>	<input type="radio"/>
j. Are you a U.S. citizen?	<input type="radio"/>	<input type="radio"/>
k. Are you a permanent or non-permanent resident alien?	<input type="radio"/>	<input type="radio"/>
l. Do you intend to occupy the property as your primary residence? If "Yes," Describe:	<input type="radio"/>	<input type="radio"/>

Explanation continuation:

Investor Profile

Have the borrower or any guarantors ever closed a loan with Visio Lending?	<input type="radio"/> No <input type="radio"/> Yes, Describe:		
HomeVestors franchisee?	<input type="radio"/> Yes	Mortgage Broker?	<input type="radio"/> Yes
Licensed Real Estate Agent?	<input type="radio"/> Yes	Property Manager?	<input type="radio"/> Yes
Licensed Real Estate Broker?	<input type="radio"/> Yes	Appraiser?	<input type="radio"/> Yes
Licensed Attorney?	<input type="radio"/> Yes	Other Real Estate related license?	<input type="radio"/> Yes
How often do you invest	<input type="radio"/> Full Time <input type="radio"/> Part-Time		
How many years have you been investing?	_____		
How many investment properties have you purchased in total? (include sold and held)	_____		
# of real estate investment properties purchased in the last 3 years	_____ (Detailed Investment Experience may be required)		
# of real estate investment properties owned today (do not include personal residences)	_____ (Complete REO schedule. REO schedule must include the same number of properties listed here)		
How do you typically finance the purchase of an investment property?	<input type="checkbox"/> Cash <input type="checkbox"/> Finance with a Bank <input type="checkbox"/> Finance with a Private Lender <input type="checkbox"/> Partner with someone <input type="checkbox"/> Other		
If Bank or Private Lender: Please list specific banks you usually like to deal with	_____		
If Other: Please describe	_____		
How far from your home do you usually invest?	<input type="checkbox"/> fewer than 10 miles <input type="checkbox"/> Citywide <input type="checkbox"/> Statewide <input type="checkbox"/> Other States		
Typically, with your investment properties, do you prefer to:	<input type="checkbox"/> Fix & Flip <input type="checkbox"/> Rent <input type="checkbox"/> Both Fix & Flip Hold as Rental		
Who manages your rental portfolio?	<input type="checkbox"/> Self-managed, (Unlicensed property manager) <input type="checkbox"/> Self-managed (Licensed property manager) <input type="checkbox"/> Other licensed property manager		
If self-managed, number of years managing property	_____		
How many additional rental properties do you intend to add to your portfolio in the next 3 years	_____		

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Business Plan for this property (Details will be reviewed with max LTV)	
What's the purpose for this loan?	<input type="checkbox"/> Purchase this property <input type="checkbox"/> Purchase other investment property <input type="checkbox"/> Fix & Rent this property <input type="checkbox"/> Fix & Flip this property <input type="checkbox"/> Payoff liens and/or taxes <input type="checkbox"/> Fix & Rent another property <input type="checkbox"/> Fix & Flip other property <input type="checkbox"/> Refinance current loan <input type="checkbox"/> Other Business Funds <input type="checkbox"/> Other:
Why did you choose this specific property?	
Why did you choose this area?	
Have you or a family member ever occupied this property?	<input type="radio"/> No <input type="radio"/> Yes, Describe:
Additional notes about this Loan purpose:	
Rental Strategy	
Is the property currently rented?	<input type="radio"/> Yes <input type="radio"/> No
If the property is rented: Describe the Current Rent	Monthly Amount: \$ _____ How long has this been rented ___yrs. ___mths. Can you provide an executed lease? <input type="radio"/> Yes <input type="radio"/> No, explain why:
If the property is vacant, Describe the Expected rent	Expected Monthly Rent: \$ _____
If No, Length of time to get rented? (months)	
Is the tenant an immediate or extended family member?	<input type="radio"/> No <input type="radio"/> Immediate family (* Mother, father, grandparents, great-grandparents (etc). Children, grandkids (etc), spouse, brother, sister) <input type="radio"/> Extended family (* Aunt, uncle, cousin, niece, nephew)
Is the tenant a Government Sponsored renter? (Section 8)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure
Additional notes about this rental:	

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Rehab Details	
How much are you expecting to put into the property?	
How many months do you think that rehab will take?	
Detail the rehab to be made (provide bids as available)	
Where will the rehab funds come from:	<input type="checkbox"/> Personal Cash <input type="checkbox"/> Other (provide detailed explanation): <input type="checkbox"/> Additional loan
Do you serve as your own General Contractor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Additional notes about this rehab:	
Bridge Loan Details	
Property Sale Strategy:	<input type="radio"/> Property is NOT listed; I am not planning to list the property for sale <input type="radio"/> Property is NOT listed; Will List within _____ month(s) at a Listing Price of \$ _____ <input type="radio"/> Property IS currently listed; Listing Price: \$ _____
Other Loan Payoff Strategy:	<input type="radio"/> I will payoff this loan with cash within _____ month(s) <input type="radio"/> I will refinance this loan within _____ month(s) through the following lender(s): _____
Other	
How long do you plan to hold this property?	_____ year(s)
Other than described above, how will the loan funds be used?	
Please state in your own words that you do not intend to occupy any properties financed using proceeds from this loan, and that you understand this is a loan for business purposes only.	

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Please provide any additional information which may be valuable for lender consideration

Broker/Referral Info (to be completed by broker)

Name	
Email Address	
Phone	
Approved broker number	

Loan Program

Fixed	<input type="checkbox"/> No Balloon 30 (30 year fixed – 5 yr PPP)	
7/1 ARM	<input type="checkbox"/> No Balloon 7/1 PP5 (30 year – 7/1 ARM – 5 yr PPP)	<input type="checkbox"/> LTRFlex (30 year – 3/1 ARM – 3 yr PPP)
	<input type="checkbox"/> No Balloon 7/1 PP3 (30 year – 7/1 ARM – 3 yr PPP)	
Interest Only	<input type="checkbox"/> 24 mos Bridge (12 mos interest only – 12 mos automatic renewal)	

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

I confirm that the above information is correct and authorize Visio Lending ("Lender") and/or Broker listed above to verify any and all information necessary to process my mortgage loan application. I further authorize Lender/Broker to order a consumer credit report and verify other credit information. I further authorize Lender/Broker to verify bank statements directly with the banking institution. A copy of this form will also serve as authorization.

Borrower

Date