

Property Information

Street Address _____

City _____

State _____

Zip _____

Purchase Price \$ _____

Estimated Property Value \$ _____

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 | Taxes | \$ _____ | <input type="checkbox"/> Monthly | OR | <input type="checkbox"/> Annual |
| <input type="checkbox"/> Actual | OR | <input type="checkbox"/> Estimated | Hazard | \$ _____ | <input type="checkbox"/> Monthly | OR | <input type="checkbox"/> Annual |
| <input type="checkbox"/> Actual | OR | <input type="checkbox"/> Estimated | Flood (if applicable) | \$ _____ | <input type="checkbox"/> Monthly | OR | <input type="checkbox"/> Annual |
| <input type="checkbox"/> Actual | OR | <input type="checkbox"/> Estimated | Association Dues (if applicable) | \$ _____ | <input type="checkbox"/> Monthly | OR | <input type="checkbox"/> Annual |

Refinances

Month/Year Acquired _____ / _____

Acquisition Price \$ _____

Cost of Improvements already made \$ _____

Describe Improvements already made

Describe liens/taxes to payoff

\$ _____	VFS Loan?	<input type="checkbox"/> Yes	Other Payee: _____
\$ _____	VFS Loan?	<input type="checkbox"/> Yes	Other Payee: _____
\$ _____	VFS Loan?	<input type="checkbox"/> Yes	Other Payee: _____

Purchases

Contract closing date _____

Title Company _____

Title Company Contact & Phone Number

(Contact) _____ (Phone) _____

Escrow Deposit Paid \$ _____ Held by: _____

Seller Paid Closing Cost: _____ % or \$ _____

Describe your relationship with the seller

Why is the seller selling this property?

Borrower Information

Borrower

Co-Borrower

Full Name _____

Full Name _____

SSN _____ DOB _____

SSN _____ DOB _____

Phone _____ Yrs In School _____

Phone _____ Yrs In School _____

Email _____

Email _____

Married (includes separated) Unmarried

Married (includes separated) Unmarried

No. of Dependents _____ Ages _____

No. of Dependents _____ Ages _____

Current Address

Current Address

Street Address _____

Street Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Own Rent No of Year(s) _____

Own Rent No of Year(s) _____

Expected Credit Score: _____

Expected Credit Score: _____

Employment Information

Borrower

Co-Borrower

Employer Name _____

Employer Name _____

Street Address _____

Street Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Self Employed

Self Employed

Business/Other Phone: _____

Business/Other Phone: _____

Position _____

Position _____

Yrs on Job _____ Yrs in Profession _____

Yrs on Job _____ Yrs in Profession _____

Corporate Entity Borrowers

Property will be held in name of

State Filed

Entity Type
(LLC, Corp, Partnership)

Tax ID #

1st Owner

Name: _____ Title: _____

2nd Owner

Name: _____ Title: _____

3rd Owner

Name: _____ Title: _____

4th Owner

Name: _____ Title: _____

Government Required Info

Borrower	Co-Borrower
Ethnicity: Check One <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Ethnicity: Check One <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
Race: check all that apply <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Black or African American	Race: check all that apply <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Black or African American
Sex <input type="checkbox"/> Male <input type="checkbox"/> Female	Sex <input type="checkbox"/> Male <input type="checkbox"/> Female

Declarations

<i>If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.</i>	Borrower		Co-Borrower	
	Yes	No	Yes	No
a. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have you had any open bankruptcies in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Enter dates completed/ discharged/dismitted: _____				
c. Have you had property foreclosed upon, sold short sale or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, Enter dates completed/sold: _____				
d. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have you been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Are you a co-maker or endorser on a note?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Do you intend to occupy the property as your primary residence? If "Yes," complete question m below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Have you had an ownership interest in a property in the last three years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(1) What type of property did you own— principal residence (PR), second home (SH), or investment property (IP)?				
(2) How did you hold title to the home— by yourself (S), jointly with your spouse or jointly with another person (O)?				

Borrower/Loan Profile	
Describe any other current loans with VFS	
Licensed Real Estate Agent? (Y/N)	<input type="radio"/> Yes <input type="radio"/> No
Licensed Real Estate Broker? (Y/N)	<input type="radio"/> Yes <input type="radio"/> No
Licensed Attorney? (Y/N)	<input type="radio"/> Yes <input type="radio"/> No
Licensed Mortgage Broker? (Y/N)	<input type="radio"/> Yes <input type="radio"/> No
How often do you invest	<input type="radio"/> Full Time <input type="radio"/> Part-Time
How many years have you been investing?	
# 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 primary or	_____
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: Please list specific banks you usually like to deal with	_____
If Other: Please list specific companies that you usually like to deal with	_____
How many miles 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	
(If Purchase) 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

Business Plan for this property

(Details will be reviewed with max LTV)

What's the purpose for this loan?	<input type="checkbox"/> Fix & Flip this property <input type="checkbox"/> Fix & Flip another property <input type="checkbox"/> Fix & Rent this property <input type="checkbox"/> Fix & Rent another property <input type="checkbox"/> Purchase other Investment property <input type="checkbox"/> Payoff liens and/or taxes <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?	
Additional notes about this Loan purpose:	
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"/> Additional loan <input type="checkbox"/> Other (provide detailed explanation):
Do you serve as your own General Contractor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Additional notes about this rehab:	

Rental Strategy

(complete only if property will be used as a rental during this loan)

Is the property currently rented?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current Rent?	\$_____ How long has this been rented ___ yrs ___ mths. Can you provide an executed lease? <input type="checkbox"/> Yes <input type="checkbox"/> No, explain why:
Market Rent?	
Expected rent? (give details if below)	
Length of time to get rented? (months)	
Targeted monthly Cash Flow	
Is that a Government Sponsored renter? (Section 8)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure
Additional notes about this rental:	

Flip Strategy

(complete only if property will be flipped by the borrower)

How much do you expect to sell the property for?	
How many months do you think it will take before it's sold?	
Targeted net profit from executed flip	
What is your exit strategy for this loan?	<input type="checkbox"/> Sell to an Owner Occupier <input type="checkbox"/> Sell to an investor for rental <input type="checkbox"/> Sell to either an occupier or investor <input type="checkbox"/> Rehab for rent then refinance into a longer term loan <input type="checkbox"/> Rent and Hold <input type="checkbox"/> Other
If Other:	
Additional notes about exit strategy	
How do you expect to sell?	<input type="checkbox"/> For Cash <input type="checkbox"/> Conventional Financing <input type="checkbox"/> Specialty Mortgage Financing <input type="checkbox"/> Land Contract <input type="checkbox"/> With Seller Financing
IF WITH TRADITIONAL BANK FINANCING: Would that be:	<input type="checkbox"/> VA <input type="checkbox"/> USDA <input type="checkbox"/> FHA <input type="checkbox"/> Other <input type="checkbox"/> Unknown
Additional notes about this flip:	

LOAN APPLICATION

Other than described above, how will the loan funds be used?	
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Additional explanations:

Broker/Referral Info <small>(to be completed by broker)</small>

Name	
Email Address	
Phone	
Approved broker number	

Loan Program

Full Amortization	<input type="checkbox"/> Rental360 (30 year, 7/1 ARM)
Interest Only	<input type="checkbox"/> 12 Month
Balloon	<input type="checkbox"/> 10 Year/3 Year Balloon <input type="checkbox"/> 30 Year/3 Year Balloon

I confirm that the above information is correct and authorize Visio Financial Services Inc. ("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. A copy of this form will also serve as authorization.

Borrower

Date

Borrower

Date