

# Private Loan Application

For Investment Purposes Only

## Property Information

Subject Property Address:

City:	State:	ZIP Code:					
Property Type:	SFR	2-unit	3-unit	4-unit	Multifamily	Commercial	Condo
Date of Acquisition:	Annual Insurance:	Expected Closing Date:					
Purchase Price:	Annual Taxes:	Rehab Costs:	Outstanding Debt:				
Estimated As-Is Value:	Estimated After Repair Value:						
Max Available Down Payment:	Requested Loan Amount:						
Current Property Status:	Is the Property Currently Rented?	Yes	No				
Current Monthly Rent:	Square Footage:						
Program Type:	Exit Strategy:						
Purpose for Cash Out Funds:	Are There Currently Back Taxes Owed?	Yes	No				

## Borrower Information

Borrower Name:	Marital Status:		
Current Address:			
City:	State:	ZIP Code:	
Date of Birth:	Status:	Own	Rent
Email:	Phone:		
Social Security Number:	Estimated Credit Score:		
Gross Monthly Income:	Net Worth (<\$1m, \$1m-\$5m, \$5m+):		
# of Real Estate Projects Completed:	# of Projects Completed in the Last 12 Months:		
Available Cash/Liquidity:			

## Co-Borrower Information

Borrower Name:	Marital Status:		
Current Address:			
City:	State:	ZIP Code:	
Date of Birth:	Status:	Own	Rent
Email:	Phone:		
Social Security Number:	Estimated Credit Score:		
Gross Monthly Income:			
# of Real Estate Projects Completed:	# of Projects Completed in the Last 12 Months:		

<b>Co-Borrower Information</b>		
Borrower Name:	Marital Status:	
Current Address:		
City:	State:	ZIP Code:
Date of Birth:	Status:	Own                  Rent
Email:	Phone:	
Social Security Number:	Estimated Credit Score:	
Gross Monthly Income:		
# of Real Estate Projects Completed:	# of Projects Completed in the Last 12 Months:	
<b>Entity Information</b>		
Name of Entity:	Type of Entity:	LLC                  Corporation
Entity Address:		
City:	State:	ZIP Code:
State of Formation:	Date of Formation:	
Federal EIN:		
<b>Declarations</b>		
<b>If you answer "YES" to any questions, please use continuation sheet for explanation</b>		
Are there any outstanding judgements against you?	Yes	No
Have you declared bankruptcy within the past 7 years?	Yes	No
Have you had property foreclosed upon or given title of deed in lieu thereof in the last 7 years?	Yes	No
Are you a party to a lawsuit?	Yes	No
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgement?	Yes	No
Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	Yes	No
Are you obligated to pay alimony, child support, or separate maintenance?	Yes	No
Is part of the down payment borrowed?	Yes	No
Are you a co-maker or endorser on a note?	Yes	No
Are you a US citizen?	Yes	No
Are you a permanent resident alien?	Yes	No
Do you intend to occupy the property as your primary residence or any other residence?	Yes	No

## Acknowledgment and Agreement

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 reverify 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.

\_\_\_\_\_  
Borrower's Signature

\_\_\_\_\_  
Date

**Continuation Sheet**

Use this continuation sheet if you need more space to complete the Loan Application.

I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

\_\_\_\_\_  
Borrower's Signature

Date

## Credit Card Authorization Form

Please complete all fields. You may cancel this authorization at any time by contacting us at hello@lendsimpli.com or (844) 482-3547.  
This authorization will remain in effect until cancelled.

Here are the estimated costs this card will be used for:

Credit and Background Checks - \$65

Appraisal Cost – \$500 - \$700

Beach Park Partners, LLC (Beach Park) will use the card listed below to pay *directly* to the third-party appraisal management company. By signing this form, you are confirming Beach Park is authorized to charge the direct appraisal cost up to the \$700 amount. If the appraisal quote from the third-party appraisal management company is higher than \$700, a representative from Beach Park will reach out for confirmation, prior to charging for the appraisal.

Card Type  Mastercard  Visa  Discover  AMEX  Other \_\_\_\_\_

Cardholder Name (as show on card) \_\_\_\_\_

Card Number \_\_\_\_\_

Expiration Date (mm/yy) \_\_\_\_\_

Security Code \_\_\_\_\_

Cardholder Zip (from credit card billing address) \_\_\_\_\_

I, \_\_\_\_\_, authorize Beach Park Partners, LLC (Beach Park) to charge my credit card above for non-refundable third party appraisal services, credit, background and title services provided in relation to a loan application and underwriting review. In some cases, Beach Park may incur costs above the estimated values at the top of this form and I will be responsible for these costs, regardless of the status of the loan application.

I understand that my information will be saved on file to be charged for all outstanding fees incurred by Beach Park during the loan application, underwriting and closing processes.

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

# PROPERTY MANAGEMENT EXPERIENCE FORM

<b>Mark Yes or No and explain if marked Yes</b>		<b>YES</b>	<b>NO</b>
1	Does the property manager have two years' experience managing properties in the subject market area? If NO, does property manager have any certification or proof of equivalent coursework in real estate property management? If yes, please provide documentation		
2	Does the property manager utilize specific criteria to qualify the tenants?		
3	Has the property manager been subject to any federal, state, or local regulatory authority audits in the past year?		
4	Are there any non-standard lease terms which differ from a standard lease form including, without limitation: any purchase options, rights of first refusal, or similar purchase rights?		
5	Are you aware of any illegal activities associated with the property?		
6	Is there any material deferred maintenance or damage associated with the property?		
7	Is there any fire code, building code, zoning, or use permit violations associated with the property?		
8	Are there currently any tenant delinquencies associated with the property?		
9	Are there currently any condemnation proceedings associated with the property?		
10	Is the property subject to affordable housing, housing assistance programs, or subsidies either at the federal, state, or local level?		
11	Is the property subject to rent control ordinances, rent stabilization, or similar laws?		
12	Is the property in compliance with federal fair housing laws, including without limitation the Fair Housing ACT (Title XIII of the Civil Rights Act of 1968)?		
13	Is the property in compliance with the Americans with Disabilities Act of 1990?		
14	Is the property in compliance with federal, state, and local environmental laws, including, without limitation, the Residential Lead Based Hazard Reduction Act?		
15	Is the property in compliance with Federal consumer credit laws, including without limitation the Fair Credit Reporting Act and the Fair Debt Collection Practices Act?		

**Property Manager/Borrower Signature**

**Date**

**PROPERTY MANAGEMENT EXPERIENCE FORM**

Please provide an explanation if any of the answers are marked "Yes":