



## TIER 1 AND TIER 2 PRICING:

# Fix & Flip - Rehab Bridge Loan Program

### Reliable

\$5 million credit facility

### Fast Close

Streamlined process to close your loan in 5 business days, appraisals after close

### Easy

Send us a sales contract, scope of work, and interior photos of the property to submit an application

### Transparent

Final terms delivered within days of full submission

### Premium Service

- ✓ Dedicated team
- ✓ Close in 5 business days
- ✓ Appraisal after close
- ✓ Option to pay points at exit

### Qualification

- ✓ Based on completed flips in last 2 years<sup>1</sup>
- ✓ No derogatory public records within the last 24 months
- ✓ No felony convictions within the last 7 years
- ✓ Minimum FICO of 550
- ✓ \$15K cash reserve minimum<sup>2</sup>

### Loan Terms

- ✓ Purchase and refinance<sup>3</sup>
- ✓ Minimum loan amount: \$75,000<sup>4</sup>
- ✓ Loans above \$1M available in select markets
- ✓ 12 month term with no prepayment penalty

### Max Leverage

- ✓ Up to 90% of purchase price
- ✓ 75% of after repair value (ARV) w/ holdback
- ✓ 100% rehab costs

### Interest Rates

- ✓ Rates as low as 7.25%<sup>6</sup>

### Origination

- ✓ As low as 1.99%<sup>7</sup>

### Eligible Properties

- ✓ SFRs
- ✓ 2-4plex
- ✓ Condos
- ✓ PUDs

<sup>1</sup> Completed flips defined as sold in the last 24 months and owned for no more than 36 months

<sup>2</sup> Tier 1 cash reserve requirement is \$25K

<sup>3</sup> Refinances must be within 6 months of acquisition. If longer, terms may vary

<sup>4</sup> Minimum loan amount \$50K for Tier 1

<sup>5</sup> Jumbo product available in approved markets

<sup>6</sup> See pricing grid below for details, pricing may vary based on market

<sup>7</sup> Varies based on loan size

## Eligible Members

- Corporations
- General Partnerships
- Limited Partnerships
- Limited Liability Companies
- Revocable Trusts

## Membership Documentation

(required upon membership application)

- Signed credit authorization form
- Bank Statements
- Tier 1: 1 statement every 12 months
- Tier 2: 3 statements every 9 months
- Schedule of Real Estate Owned / List of Past Projects
- Signed spousal consent (if guarantor is married/separated and living in a community property state)
- Entity documents
- Voided check (for ACH)

## Property Documentation

(required for each loan)

- Property Address
- Scope of work—completed in template available
- Executed purchase and sale agreement
- Requested loan amount (purchase and rehab)
- Insurance / title contact information
- Property access instructions
- Property Pictures: Exterior pictures required; Interior pictures recommended

*Note: without interior pictures CFF assume C5/C6 condition*

## Pricing for Tiers 1 and 2

LTC	Tier 1	Tier 2
< = 75	8.00%	8.50%
75-80	8.25%	9.00%
80-85	8.75%	9.75%
85-90	9.50%	11.00%

## Leverage Loan Type

		Tier 1	Tier 2
with Holdback	Max LTC*	90%	90%
	Max LTV**	75%	70%
w/o Holdback	Max LTC*	90%	90%
	Max LTV**	70%	65%

\*Loan-to-Cost (LTC): CFF evaluates LTC by taking the initial loan amount divided by the sum of (i) purchase price; (ii) documented cost of improvements; and (iii) assignment fees less seller concessions. LTC is used to determine pricing of the loan.

\*\*Loan-to-Value \*(LTV): Based off of the after repair value, calculated by adding initial loan, plus rehab costs.

## Qualification Criteria\*

	Tier 1	Tier 2
Exits in 2 years	10+	4-9
Experience Expiration	12 Months	9 Months
Exposure	\$5 Million	\$5 Million
Min FICO	660	550

\*Qualification is based on completed and exited flips (not purchases). A completed flip can be either: 1.) A property sold within 24 months preceding app submit date, acquired no more than 36 months prior to exit; OR 2.) A property acquired, rehabbed, and converted to permanent financing and held for rental, where conversion to permanent financing occurred within 24 months, acquired no more than 36 months prior to conversion

Borrowers will remain in their program level for as long as their program allows. Once term expires, *experience must be re-verified and program level may move up or down depending on recent exits.*

## Loan Level Price Adjustments

Criteria	Rate Adj	LTC Cap Adj
California	-0.75%	
Judicial (excluding FL)	1.00%	
FICO (<600)	1.00%	-10.00%
No Personal Guarantee	1.50%	
Condo	0.50%	
2-4 Plex	0.50%	
Individual Borrower	0.50%	
No ACH	1.00%	

## TIER 3 AND TIER 4 PRICING:

# Fix & Flip - Rehab Bridge Loan Program

A competitive hard money loan program for working with new and developing fix and flippers.

### Reliable

Up to 5 loans at once for Tier 3 borrowers, up to 2 loans at once for Tier 4.

### Easy

Send us a sales contract, scope of work, and interior photos of the property to submit an application.

### Fast Close

15 business days or faster, pending full file completion and responsiveness. Repeat borrowers can close even faster.

### Transparent

Terms delivered within days of full submission.

### Premium Service

- ✓ 15 business days or faster, pending full file
- ✓ completion responsiveness. Even faster for repeat borrowers. Option to pay points at exit<sup>1</sup>

### Qualification

- ✓ First-time investors welcome
- ✓ Based on completed flips in last 2 years<sup>2</sup>
- ✓ No derogatory public records within the last 24 months
- ✓ No felony convictions within the last 7 years
- ✓ Minimum FICO of 550
- ✓ \$15K cash reserve minimum

### Loan Terms

- ✓ Purchase and refinance<sup>3</sup>
- ✓ Minimum loan amount: \$75,000
- ✓ Maximum loan amount: \$1,000,000<sup>4</sup>
- ✓ 12 month term with no prepayment penalty

### Max Leverage

- ✓ Up to 85% of purchase price<sup>5</sup>
- ✓ 70% of after repair value (ARV) w/ holdback
- ✓ 100% rehab costs

### Interest Rates

- ✓ Rates as low as 8.75%

### <sup>6</sup>Origination

- ✓ As low as 1.99%<sup>7</sup>

### Eligible Properties

- ✓ SFRs
- ✓ 2-4plex
- ✓ Condos
- ✓ PUDs

<sup>1</sup> Not available for Tier 4

<sup>2</sup> Completed flips defined as sold in the last 24 months and owned for no more than 36 months

<sup>3</sup> Refinances must be within 6 months of acquisition. If longer, terms may vary

<sup>4</sup> Jumbo product available in approved markets

<sup>5</sup> Tier 4 investors capped at 80% of purchase

<sup>6</sup> See pricing grid below for details, pricing may vary based on market

<sup>7</sup> Varies based on loan size

## Eligible Members

- Corporations
- General Partnerships
- Limited Partnerships
- Limited Liability Companies
- Revocable Trusts

## Required Documentation

- Signed credit authorization form
- Bank Statements
- List of Past Projects
- Signed spousal consent (if guarantor is married/separated and living in a community property state)
- Entity documents
- Voided check (for ACH)

## Property Documentation

(required for each loan)

- Property Address
- Scope of work—completed in template available
- Executed purchase and sale agreement
- Requested loan amount (purchase and rehab)
- Insurance / title contact information
- Property access instructions

## Pricing for Tiers 3 and 4

LTC	Tier 3	Tier 4
< = 75	9.50%	11.00%
75-80	10.50%	12.00%
80-85	11.50%	--

## Leverage by Loan Type

		Tier 3	Tier 4
with Holdback	Max LTC*	85%	80%
	Max LTV**	70%	70%
w/o Holdback	Max LTC*	85%	80%
	Max LTV**	65%	65%

\*Loan-to-Cost (LTC): CFF evaluates LTC by taking the initial loan amount divided by the sum of (i) purchase price; (ii) documented cost of improvements, and (iii) assignment fees less seller concessions. LTC is used to determine pricing of the loan.

\*\*Loan-to-Value \*(LTV): Based off of the after repair value, calculated by adding initial loan, plus rehab costs.

## Qualification Criteria\*

	Tier 3	Tier 4
Exits in 2 years	1-3	--
Experience Expiration	6 Months	6 Months
Exposure	5 Loans	2 Loans
Min FICO	550	550

\*Qualification is based on completed and exited flips (not purchases). A completed flip can be either: 1) A property sold within 24 months preceding app submit date, acquired no more than 36 months prior to exit; OR 2.) A property acquired, rehabbed and converted to permanent financing and held for rental, where conversion to permanent financing occurred within 24 months, acquired no more than 36 months prior to conversion

Borrowers will remain in their program level for as long as their program allows. Once term expires, *experience must be re-verified and program level may move up or down depending on recent exits.*

## Loan Level Price Adjustments

Criteria	Rate Adj	LTC Cap Adj
California	-0.75%	
Judicial (excluding FL)	1.00%	
FICO (<600)	1.00%	-10.00%
No Personal Guarantee	1.50%	
Condo	0.50%	
2-4 Plex	0.50%	
Individual Borrower	0.50%	
No ACH	1.00%	

# Fix & Flip Application



## LOAN INFORMATION

### PURPOSE OF LOAN

- Purchase
- Refinance

### LOAN TERM

- 12 months

### PURCHASE PRICE

\$ \_\_\_\_\_

### AS-IS-VALUE (AIV)

\$ \_\_\_\_\_

### LOAN AMOUNT REQUESTED

\$ \_\_\_\_\_

### ACQUISITION DATE

/ /

### TARGET CLOSING DATE

/ /

### CONTRACT EXPIRATION DATE

/ /

### ACCEPTED PURCHASE AND SALE AGREEMENT?

Purchase only

- Yes
- No

### IS THIS A HUD HOME?

- Yes
- No

### SELLER CONCESSIONS

\_\_\_\_\_

### ASSIGNMENT FEES

\_\_\_\_\_

### CLOSING AGENT

Providing inaccurate contact information can delay your loan file.

#### NAME

\_\_\_\_\_

#### EMAIL

\_\_\_\_\_

#### PHONE

\_\_\_\_\_

### INSURANCE AGENT

#### NAME

\_\_\_\_\_

#### EMAIL

\_\_\_\_\_

#### PHONE

\_\_\_\_\_

## PROPERTY INFORMATION

PROPERTY ADDRESS

\_\_\_\_\_

CITY

\_\_\_\_\_

PROPERTY TYPE

- Single-Family Residence
- Town home
- Condo
- 2-4 Plex

STATE

\_\_\_\_\_

ZIP CODE

\_\_\_\_\_

PROPERTY ACCESS

In order to process this loan file, interior access is required.

CONTACT NAME

\_\_\_\_\_

CONTACT EMAIL

\_\_\_\_\_

CONTACT PHONE NUMBER

\_\_\_\_\_

PROPERTY ACCESS INSTRUCTIONS

## PROJECT DETAILS

SUMMARY OF EXIT STRATEGY

REHAB FUNDS IN ADDITION TO LOAN AMOUNT?

- Yes
- No

SUMMARY OF PLANS FOR REPAIR

ESTIMATED COST OF REHAB

\$ \_\_\_\_\_

ESTIMATED DAYS REQUIRED

\_\_\_\_\_ days

AFTER REPAIR PROPERTY VALUE

\$ \_\_\_\_\_

## BORROWER INFORMATION

A thorough background check will be conducted.

INDIVIDUAL BORROWER

Applicant Borrower Information

LEGAL NAME

SOCIAL SECURITY NUMBER

DATE OF BIRTH

EMAIL

ESTIMATED FICO

MARITAL STATUS

PHONE NUMBER

HOME ADDRESS

HAVE YOU EVER HAD A BANKRUPTCY?

Yes

No

IS YES, WAS THIS DISCHARGED?

Yes

No

IF YES, WHEN?

DO YOU HAVE ANY LIENS OR JUDGMENTS AGAINST YOU?

Yes

No

IF YES, HOW MUCH IS OWED?

ENTITY BORROWER

Business & Borrower Information

ENTITY NAME

EIN

ENTITY TYPE

ENTITY ADDRESS

STATE OF INCORPORATION

## BORROWER INFORMATION, CONT.

ENTITY BORROWER I      Entity Member I (at least 49% ownership or authority to manage)

ENTITY NAME

PHONE NUMBER

SOCIAL SECURITY NUMBER

ENTITY ADDRESS

DATE OF BIRTH

EMAIL

ENTITY BORROWER II      Entity Member II (at least 49% ownership or authority to manage)

ENTITY NAME

PHONE NUMBER

SOCIAL SECURITY NUMBER

ENTITY ADDRESS

DATE OF BIRTH

EMAIL

### BORROWER FINANCES

AMOUNT OF LIQUID ASSETS

NET WORTH

MONTHLY INCOME

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

MONTHLY EXPENSES

\$ \_\_\_\_\_

BORROWER PROPERTIES      In order to count as experience, you or an entity you are part of need to be on title.

TOTAL # OF PROPERTIES OWNED

TOTAL PROPERTY ASSETS

TOTAL PROPERTY LIABILITIES

NUMBER OF PURCHASES EVER

NUMBER OF PURCHASES IN LAST 12 MONTHS

NUMBER OF PURCHASES IN LAST 6 MONTHS

AVERAGE PURCHASE PRICE

DESCRIBE EXPERIENCE WITH SIMILAR PROJECTS



GUARANTOR INFORMATION

GUARANTOR LEGAL NAME

SOCIAL SECURITY NUMBER

DATE OF BIRTH

U.S. CITIZEN OR PERMANENT RESIDENT?

Yes

No

EMAIL

MARITAL STATUS

PHONE NUMBER

HOME ADDRESS

**EMAIL THE COMPLETED PACKAGE TO  
DAVID@CAPITALFUNDINGFINANCIAL.COM  
OR FAX IT TO 954-300-2465**



**CONSUMER CREDIT  
BACKGROUND REPORT & PROPERTY VALUATION REPORT**

**RELEASE FORM  
PLEASE READ CAREFULLY**

BY MY SIGNATURE BELOW I AUTHORIZE **Capital Funding Financial, LLC** to obtain a Consumer Credit Report, Background Check. This authorization is valid for purposes of verifying information given pursuant to a loan request or any other lawful purpose covered under the Fair Credit Reporting Act (FCRA).

I hereby authorize Capital Funding Financial LLC or their 3rd party provider/wholesale lender to charge the following:

**Consumer Credit Report/Background Check/Property Valuation**

Capital Funding Financial LLC and it's affiliates does not have an affiliated business relationship with any of the above service providers and does not earn any commission or fee.

By my signature below, I hereby authorize all of these services. This authorization shall be valid in original or copy form.

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Date of Birth:** \_\_\_\_\_

**Name Shown on Credit Card:** \_\_\_\_\_

**Address Shown on Credit Card:** \_\_\_\_\_

**Credit Card Number:** \_\_\_\_\_

**Credit Card Type:** \_\_\_\_\_ **Card Security Code:** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

## Project Information & Scope of Work

PROPERTY ADDRESS

### GENERAL CONTRACTOR INFORMATION

Who will be managing the project?	<input style="width: 95%; height: 15px;" type="text"/>
Comments (If Any)	<input style="width: 95%; height: 15px;" type="text"/>
General Contractor Name*	<input style="width: 95%; height: 15px;" type="text"/>
Contractor Phone Number	<input style="width: 95%; height: 15px;" type="text"/>
License Number	<input style="width: 95%; height: 15px;" type="text"/>
License State or City	<input style="width: 95%; height: 15px;" type="text"/>
Construction Contact Person	<input style="width: 95%; height: 15px;" type="text"/>
Phone Number	<input style="width: 95%; height: 15px;" type="text"/>
E-Mail Address	<input style="width: 95%; height: 15px;" type="text"/>

**\*A general contractor will be required if you are doing foundation work, adding square footage, modifying the structure, or any natural/major damage repair (fire, etc)**

### PROJECT INFORMATION

**Narrative Description:** Please provide insight into the quality of interior finishes, any room/home conversions, any square footage adds, and any relevant redesign(s). The level of detail will impact the accuracy of your After-Repair Valuation:

<< DETAILED SUMMARY REQUIRED >>

**REQUIRED: CURRENT STRUCTURE    REHABBED STRUCTURE**

Borrower Est. Sq Ft	<input style="width: 95%; height: 15px;" type="text"/>	<input style="width: 95%; height: 15px;" type="text"/>
Property Type	<input style="width: 95%; height: 15px;" type="text"/>	<input style="width: 95%; height: 15px;" type="text"/>
# of Bedrooms	<input style="width: 95%; height: 15px;" type="text"/>	<input style="width: 95%; height: 15px;" type="text"/>
# of Bathrooms	<input style="width: 95%; height: 15px;" type="text"/>	<input style="width: 95%; height: 15px;" type="text"/>

Anticipated construction time in weeks:

Will the project require permits?

How long it will take to obtain the permit?

Will you be adding square footage to this property?\*

Will you be doing any structural work on this property?\*

Will you be doing any foundation work on this property?\*

Does your property have any natural or major disaster repairs (Mold, Fire, etc)\*

Does your construction cost exceed 50% of your property purchase price?\*

**\*If you answered yes to ANY of these questions, the project is extensive and a contingency of 5% or \$1000.00 (whichever greater) is required.**

### DRAW REIMBURSEMENT INFORMATION

**Division 01 - Division 03:** Reimbursements will capped at a 10% variance.

If your true project costs on these line items vary by greater than 10% of what is reported here, it is your responsibility to pay this cost out of pocket.

**Division 04 - Division 22:** If you add a new line item and/or reduce, or delete a line item in Division 04- Division 22, after the loan has closed- this change could require approval in order to reimburse. Report all possible line items and true costs to avoid a declined reimbursement.

**Borrower Acknowledgement:**

**This Scope of Work reflects all anticipated project costs to the best of my knowledge. I have reviewed and agree with all the line items, line item descriptions and costs contained within this Scope of Work proposal. I understand that this is a reimbursement loan and funds will only be disbursed for installed materials and completed labor.**

\_\_\_\_\_  
Type Name to Acknowledge

\_\_\_\_\_  
Date



Please fill out the description, quality and cost columns as appropriate for your whole project regardless of funding source. Be sure to include the material and quality

SCOPE OF WORK	DIVISION	LINE ITEM	DESCRIPTION	QUALITY	TOTAL BUDGET	10% Variance Cap	
	Division 01	Plans / Permits**	Indicate here what type of permit is required if any		\$		-
	Division 02	Demolition	Indicate here details and location of demolition (include dumpsters)		\$		-
	Division 03	Foundation	Indicate here if doing new, additional, replacement, repair		\$	-	
	Division 04	Roof / Gutters	Indicate here details of work and if it is repair or new roof		\$	-	
	Division 05	Exterior / Siding	Indicate here if doing new siding, painting, power wash, or repair		\$	-	
	Division 06	Windows	Indicate here if repair or new windows and how many windows		\$	-	
	Division 07	Garage / Driveway	Indicate here details of work and if it is repair new garage door, repairs, paint		\$	-	
	Division 08	Framing	Include here if new construction, changing floor plan, or repairs		\$	-	
	Division 09	Finish Carpentry	Indicate here if doing doors, baseboards, trims, closets etc....		\$	-	
	Division 10	Sheetrock / Insulation	Indicate here if doing new drywall, or repairs (indicate locations)		\$	-	
	Division 11	Interior Paint	Include here details and areas that getting painted		\$	-	
	Division 12	Flooring	Indicate here if doing new floors, or refinish. (specify areas)	Enter material type here	\$	-	
	Division 13	Kitchen	Indicate here if new cabinets, repair, refinish, countertops	Enter material type here	\$	-	
	Division 14	Bathrooms	Indicate here if replacing tiles, toilets, showers, tubs	Enter material type here	\$	-	
	Division 15	Plumbing Work	Indicate here if doing new systems or just repair work, details..		\$	-	
	Division 16	Electrical Work	Indicate here if doing new systems or just repair work, details..		\$	-	
	Division 17	HVAC Work	Indicate here if doing new systems or just repair work, details..		\$	-	
	Division 18	Appliances	Indicate here if installing new refrigerator, oven etc. (include quality)		\$	-	
	Division 19	Yard / Landscaping	Include details		\$	-	
	Division 20	- Add -	Include details, specifically if this is a repair or a new item..		\$	-	
	Division 21	- Add -	Include details, specifically if this is a repair or a new item..		\$	-	
	Division 22	- Add -	Include details, specifically if this is a repair or a new item..		\$	-	
	Contingency*					\$ 1,000	Changes to ANY of these categories AFTER loan closes, require approval PRIOR to work starting
<b>Total Construction Cost</b>					<b>\$ 1,000</b>		

\* A contingency of 3% or \$1,000.00 (whichever greater) is required on all simple projects.

\* A contingency of 5% or \$1,000.00 (whichever greater) is required on all projects with structural, foundation work or added square footage.

\*\* Copy of the permits, job cards, plans, etc.. are required to be provided prior to the funding of Division 1.

Borrower Acknowledgement:

\_\_\_\_\_  
Type Initials

# Draw 1 Request Form

PROPERTY ADDRESS

DATE

**INSPECTION CONTACT INFORMATION**

Inspection Contact Person   
 Phone Number

**DRAW REIMBURSEMENT INFORMATION:**

**Division 01 - Division 03:** Reimbursements will capped at a 10% variance.  
 If your true project costs on these line items vary by greater than 10% of what is reported here, it is your responsibility to pay this cost out of pocket.

**Division 04 - Division 22:** Changes to ANY of these categories AFTER loan closes, require approval PRIOR to work starting Any changes to these divisions post close will require a Change Order.

**Please fill out the GREEN column with the amount you are requesting for your draw.**

	LINE ITEM	DESCRIPTION	TOTAL BUDGET	DRAW AMOUNT	
SCOPE OF WORK	Division 01: Plans / Permits**	<i>Indicate here what type of permit is required if any</i>	\$ -	\$ -	10% Variance
	Division 02: Demolition	<i>Indicate here details and location of demolition (include dumpsters)</i>	\$ -	\$ -	
	Division 03: Foundation	<i>Indicate here if doing new, additional, replacement, repair</i>	\$ -	\$ -	
	Division 04: Roof / Gutters	<i>Indicate here details of work and if it is repair or new roof</i>	\$ -	\$ -	These categories AFTER loan closes, require approval PRIOR to work starting
	Division 05: Exterior / Siding	<i>Indicate here if doing new siding, painting, power wash, or repair</i>	\$ -	\$ -	
	Division 06: Windows	<i>Indicate here if repair or new windows and how many windows</i>	\$ -	\$ -	
	Division 07: Garage / Driveway	<i>Indicate here details of work and if it is repair new garage door, repairs, paint</i>	\$ -	\$ -	
	Division 08: Framing	<i>Include here if new construction, changing floor plan, or repairs</i>	\$ -	\$ -	
	Division 09: Finish Carpentry	<i>Indicate here if doing doors, baseboards, trims, closets etc...</i>	\$ -	\$ -	
	Division 10: Sheetrock / Insulation	<i>Indicate here if doing new drywall, or repairs (indicate locations)</i>	\$ -	\$ -	
	Division 11: Interior Paint	<i>Include here details and areas that getting painted</i>	\$ -	\$ -	
	Division 12: Flooring	<i>Indicate here if doing new floors, or refinish. (specify areas)</i>	\$ -	\$ -	
	Division 13: Kitchen	<i>Indicate here if new cabinets, repair, refinish, countertops</i>	\$ -	\$ -	
	Division 14: Bathrooms	<i>Indicate here if replacing tiles, toilets, showers, tubs</i>	\$ -	\$ -	
	Division 15: Plumbing Work	<i>Indicate here if doing new systems or just repair work, details..</i>	\$ -	\$ -	
	Division 16: Electrical Work	<i>Indicate here if doing new systems or just repair work, details..</i>	\$ -	\$ -	
	Division 17: HVAC Work	<i>Indicate here if doing new systems or just repair work, details..</i>	\$ -	\$ -	

Division 18: Appliances	<i>Indicate here if installing new refrigerator, oven etc. (include quality)</i>	\$ -	\$ -	Changes to ANY of th
Division 19: Yard / Landscaping	<i>Include details</i>	\$ -	\$ -	
Division 20: - Add -	<i>Include details, specifically if this is a repair or a new item..</i>	\$ -	\$ -	
Division 21: - Add -	<i>Include details, specifically if this is a repair or a new item..</i>	\$ -	\$ -	
Division 22: - Add -	<i>Include details, specifically if this is a repair or a new item..</i>	\$ -	\$ -	
	Contingency*	\$ 1,000	\$ -	
	<b>Total Construction Cost</b>			

**\*\* Copy of the permits, job cards, plans, etc.. are required to be provided prior to the funding of Division 1.**

Experience Verification For:	Application Submit Date:

Please complete the experience sheet and tell us about the investment property flips you have completed in the past 24 months. A completed flip is a property sold within the preceding 24 months that was purchased no more than 36 months prior to being sold. Properties that would otherwise meet this definition but have been refinanced with permanent, non-bridge financing (i.e. for rental portfolio) are also considered a 'completed flip'.

Deal #	Address	Entity on Title	Acquisition Date	Disposition Date	Acquisition Price	Disposition Price	Notes
<i>example</i>	<i>123 Example St., Miami FL, 33314</i>	<i>ABC LLC / John Doe</i>	<i>4/12/2013</i>	<i>9/15/2013</i>	<i>\$ 150,000</i>	<i>\$ 225,000</i>	
1							
2							
3							
4							
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36							
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40							

## BORROWING AUTHORIZATION

To induce a prospective lender (the “**Lender**”), to extend a loan, credit or other financial accommodations from time to time to or for the benefit of the borrowing entity named in item 1 below (hereinafter referred to as the “**Company**”), the undersigned, being duly authorized to execute and deliver this borrowing authorization (“**Authorization**”) on behalf of the Company, warrant and represent, under penalty of perjury, that:

1. The full name of the borrowing entity is (please write down the **exact** entity name, including any punctuation):

---

2. The Company is a (check one)  Limited Liability Company  Corporation  General Partnership  Limited Partnership  Trust formed under the laws of the State or Commonwealth of \_\_\_\_\_ and that Company’s principal place of business is located at \_\_\_\_\_.

3. Current, true, complete and correct copies of Company’s Certificate of Formation, Certificate/Articles of Incorporation, Articles of Organization, Operating Agreement, Bylaws, Trust Agreement, or equivalent organizational documents, together with all amendments thereto (collectively, the “**Organizational Documents**”), have been delivered to Lender, or that such Organizational Documents are not required in Company’s state of formation, do not exist, and will not be created prior to the consummation of the loan contemplated by this Authorization.

4. Under the Organizational Documents and/or pursuant to Company resolution(s) (which remain(s) in effect and has/have not been rescinded as of the date of this Authorization), the following individuals or entities have full authority, acting [check one - jointly or severally], on behalf of and in the name of the Company, to take any and all actions necessary to execute, acknowledge, perfect and deliver to the Lender all documents required by the Lender in connection with any loan or extension of credit of any kind by the Lender to or for the benefit of the Company:

Name	Title	Nature of Authority
1. _____	_____	<input type="checkbox"/> Evergreen, or <input type="checkbox"/> Until _____(date) <input type="checkbox"/> Property-Specific: _____
2. _____	_____	<input type="checkbox"/> Evergreen, or <input type="checkbox"/> Until _____(date) <input type="checkbox"/> Property-Specific: _____
3. _____	_____	<input type="checkbox"/> Evergreen, or <input type="checkbox"/> Until _____(date) <input type="checkbox"/> Property-Specific: _____

[check here and add addendum if additional persons required]

(collectively, the “**Authorized Persons**”).<sup>1</sup> Without limiting the generality of the foregoing, the Authorized Persons, acting together or separately in their individual capacities, have full authority, on behalf of and in the name of the Company, to undertake each and all of the following actions:

- a. To cause Company to borrow money from Lender in such amount and upon such terms as the Lender requires, to sign and deliver such promissory notes, instruments, and other evidence of indebtedness as the Lender requires, and to execute and deliver renewals, modifications, extensions, and replacements thereof;
- b. To cause Company to purchase and hold title to real property;
- c. To mortgage, pledge, convey, assign, transfer and otherwise grant security interests in any or all of the assets of the Company, including without limitation deeds of trust on any real estate or leasehold interest of the Company, as security for any or all indebtedness and obligations of the Company or any third person or entity to the Lender now existing or

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<sup>1</sup> Because plans can change at the last minute, please list here any and all Authorized Persons who can bind the Company and may be responsible for executing the loan documents at closing.



hereafter arising, and to execute and deliver such security agreements, deeds of trust and other documents as the Lender requires in order to perfect any security interest or lien granted by the Company;

- d. To execute and deliver any waivers, guaranties and indemnities as the Lender requires;
  - e. To direct the disposition of the proceeds of any and all loans or extensions of credit authorized herein; and
  - f. To execute and deliver to or in favor of the Lender any amendments, modifications, renewals or supplements of or to any of the foregoing agreements, documents or instruments.
5. If the matters listed in this Authorization conflict with any of the Company's Organizational Documents, this Authorization will be deemed to amend the Company's Organizational Document(s) to grant the authority contemplated under this Authorization to the Authorized Persons.
6. The authority granted, confirmed or evidenced by this Authorization shall be retroactive, and all acts authorized hereunder, but performed prior to the date of this Authorization, are approved and ratified by the Company. The authority granted, confirmed or evidenced by this Authorization shall continue in full force and effect until written notice from all of the undersigned revoking this Authorization shall have been actually received by the Lender at its address shown above.
7. The undersigned person(s) together own 100% of the company, have the relationship to the Company represented herein, have actual knowledge of the Company's Organizational Documents and governance, and are authorized to take the actions and give the representations contained in this Authorization.

***[Instructions to Borrower: All owners of the Company must sign below]***

**Owner/Shareholder:**

**Ownership Percentage**

**Signature:** \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ %

Printed Name: \_\_\_\_\_

Title \_\_\_\_\_

**Signature:** \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ %

Printed Name: \_\_\_\_\_

Title \_\_\_\_\_

**Signature:** \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ %

Printed Name: \_\_\_\_\_

Title \_\_\_\_\_

**Signature:** \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ %

Printed Name: \_\_\_\_\_

Title \_\_\_\_\_

# Borrower Disclosures in Brokered Transactions

Thank you for choosing us as your mortgage broker in connection with your loan application for the property located at:

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In order to continue, we are required to give you the following disclosures on behalf of the lender to whom we have submitted your loan application ("Lender").

## Appraisal and Automated Valuation Model Notice

Lender may order an appraisal to determine the property's value and charge you for this appraisal. At your request, Lender will promptly give you a copy of any appraisal, even if your loan does not close. Please let us know if you would like a copy of your appraisal, and we will pass that request along to Lender. You can pay for an additional appraisal for your own use at your own cost. By signing this form, you waive the right to receive a copy of the appraisal or other written valuation within the time required by ECOA section 1002.14(a)(1). Should there be a clerical revision, meaning no material change in methodology or any change in the appraised value, on the existing appraisal or other written valuation, you waive your right to an updated copy of the appraisal/valuation within the time required by section 1002.14(a)(1). You understand that you need not waive this right, but that declining not to waive this right could delay the closing of the loan.

## Consent to Run Background Report

In order to fully evaluate your mortgage application, Lender needs to run a background report on you. By signing below, you authorize Lender to obtain a background report from a third party provider and/or consumer reporting agency in connection with this loan application. Lender may use any such background report to authenticate your identity, to make credit decisions, and for other credit purposes related to applications for credit I (or the entity I represent in this transaction) submit(s) within the next ninety (90) days. I also authorize Lender to obtain background reports at various times during the term of the loan in connection with the servicing, monitoring, collection or enforcement of the loan, and any other permissible purpose allowed by the Fair Credit Reporting Act.

Agreed and acknowledged:

### Borrower

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title (if applicable)

### Co-Borrower (if applicable)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title (if applicable)

# **REQUIRED DOCUMENTS CHECKLIST**

## **PROPERTY**

- Executed purchase sale agreement and any addenda
- Executed broker disclosure
- Scope of work (template attached)
- Preliminary title report:
  - Include 24 month chain of title or deed
  - Property address and APN references in report
  - Closing Protection Letter
  - Tax Certificate
  - Contact information where we will send closing documents (closing agent information - name, email, phone number)
- Hazard Insurance (insurance agent's name, email, phone number)
- Provide pictures of the property and property access contact (name, email, phone number)

## **BORROWER**

- Formation document
  - If borrower is a Corporation, we require the Articles of Incorporation, stamped and filed with the state
  - If the borrower is a Limited Liability Company, we require the Articles of Organization, stamped and filed with the state
- 3 months of bank-issued statements for the borrower. If the borrower is an entity, we require 3 months of the entity's bank statements. If the borrower is an individual, we require 3 months of the borrower's personal statements.
- Copy of Drivers License or passport
- Voided check for ACH auto-debit. This voided check needs to coordinate with the bank statements provided.
- Schedule of real estate owned and past projects (template attached)
- Executed Borrower Authorization (template attached)
- Organizational Agreement:
  - If the borrower is a corporation, we require the entity's bylaws executed by all members of the entity
  - If the borrower is an LLC, we require Operating Agreement, executed by all members of the entity
- Completed Credit Authorization form with Credit Card information for the credit/background/property valuation (attached)

**EMAIL THIS COMPLETED PACKAGE TO  
DAVID@CAPITALFUNDINGFINANCIAL.COM  
OR FAX IT TO 954-300-2465**