

Local Pro Lending LLC

Commercial Loan Information Sheet

for

Short Term Investor Loans Rental Property Loans

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I. Investor Loan General Information

Short Term Investor Loans - 3-12 Months

- ✓ **F² - Fix and Flip**
- ✓ **R³ - Renovate, Rent and Refinance**

General Information

- Speed: 13 business days or less from application to settlement.
- Loan-To-Value: 65%
- Interest Rate: 11.95% APR (subject to change)
- Origination Fee: 2.95% of loan amount (subject to change)
- Application Fee: \$0
- Loan Processing Fee: \$0
- Lender's Attorney Fee: \$0
- New or novice investors welcome.
- Investors with poor credit can be approved.
- Loan primarily based on asset value vs personal credit.
- Investor loans only. NO owner occupant loans.
- See more detailed information in The Loan Process section of this document.

Rental Property Loans - 1-5 Years

- ✓ Refinancing
- ✓ Cash-Out Refinancing
- ✓ Purchase

General Information

- Speed: 13 business days or less from application to settlement.
 - Loan-To-Value: 65%
 - Interest Rate: 11.95% APR (subject to change)
 - Origination Fee: 2.95% of loan amount (subject to change)
 - Application Fee: \$0
 - Loan Processing Fee: \$0
 - Lender's Attorney Fee: \$0
 - New or novice investors welcome.
 - Investors with poor credit can be approved.
 - Loan primarily based on asset value vs personal credit.
 - Considerations for approval include financial performance of asset, and ability to pay.
 - Investor loans only. NO owner occupant loans.
 - See more detailed information in The Loan Process section of this document.
-

II. Convenient Web-Access Loan Initiation Steps

Step 1. Pre-Approval Letters

1. Submit Loan Application Section I and II only. (Section I - Primary Applicant's Information / Section II - Co-Applicant's Information).
2. If pre-approved, you may request pre-approval letters to submit with your offers.
3. **PLEASE NOTE:** Loan commitment and final approval are subject to a streamlined and expedited due diligence process undertaken to approve a specific property and for financing.
 - a. To begin the loan process for a specific property, you must submit to us a complete loan request package. After we receive the complete package, you should expect a loan commitment decision within 3 business days.
 - b. If the loan commitment decision is favorable, you should expect a final loan approval decision within 5 business days.
 - c. After receiving a final loan approval, you should expect that funds will be ready for settlement within 5 business days.

Step 2. Confidential Preliminary Review

We will quickly and [confidentially review your deal](#) to preliminarily determine if we can consider funding. If it appears that we can consider funding, it **does not indicate that we will fund** the deal. It means that we see enough favorable information, based on what you submitted, that we think you should submit a formal application so we can conduct our due diligence and work for your Loan Commitment and Final Approval. During the Preliminary Review, we will discuss the rate, points, fess, and terms that we expect to be offered for your loan if it is approved.

Step 3. Download and Complete your Application

To access the most updated versions of Commercial Loan Application and Information Sheet, visit the [lending page](#) on our website. Complete Sections I, II, and III of the application. If you have already been pre-approved for lending

(Step 1.), you will have already submitted Sections I and II of the application, so Section III is the only new information you will need to submit. If you have not been pre-approved, this will add 3 business days to the process. You may [contact us](#) at any time for assistance.

Step 4. Submitting an Application Package

To submit your application package, go to the [Private Lending page](#) of our website prepared with all of the items on the checklist below. It is preferred if you provide a link (*example Dropbox*) to any required document, but you may upload the file if you choose.

Loan Application Checklist:

- Completed and signed application
 - Deal Pro Forma
 - Fully executed contract
 - Value supporting information. BPO, CMA, Appraisal, MLS listings, etc.
 - Rental income and expense projections (if applicable)
 - Renovation scope of work and draw schedule. The draw schedule should be broken down into logical segments of work with the draw amount equal to the value of the work performed. Draws are paid as work is completed, and a draw inspection will be conducted. It is typical to have four draws.
 - Contractor estimates
 - Contractors business license
 - Proof of insurance from ALL contractors working at the property. Coverage to include: Liability to 1MM (including completed operations), Workers Compensation (if required), and the Borrower listed as additional insured. If using a General Contractor, Workers Compensation coverage held by the GC can cover the subcontractors working for that GC.
 - Entity docs (LLC- certificate of formation and operating agreement / INC- certificate of incorporation and bylaws and corporate resolution)
 - Video tour link (YouTube, Dropbox, etc) show entire property, renovation plan, and surroundings.
 - Inspection documents (if any). **Septic report required if septic is present.**
 - Listing documents (if listed on the MLS)
-

III. The Loan Process

*****RUSHING A LOAN IS SUBJECT TO OUR AVAILABILITY AND AN ADDITIONAL FEE*****

Loan Commitment - 3 Business Days

Within the first business day of receiving your completed application package, we will begin coordinating our due diligence in order to determine if we can provide a Loan Commitment (not final loan approval). The major emphasis in our due diligence will be placed on:

- Current and After Repaired Value of the property
- Scope of Work Review
- Renovation Cost Valuation
- Considerations for rental property approval include financial performance of asset, and ability to pay.

Upon completion of our due diligence, the decision will be made to either decline the loan request or present the package for Final Approval (funding). Conditions or special requirements may be communicated to you during this part of the process. Due Diligence for Loan Commitment normally takes **3 business days**.

IT MAY BE DETERMINED THAT AN APPRAISAL, OR OTHER PROFESSIONAL OPINION, IS REQUIRED TO COMPLETE THE DUE DILIGENCE. IF A REPORT FROM A THIRD PARTY IS REQUESTED IN ORDER TO PROCESS THIS LOAN, IT WILL BE REQUIRED THAT YOU PAY FOR THESE REPORTS.

Final Approval - 5 Business Days

- After the Loan Commitment is made, we will present your loan package for Final Approval (funding). Securing funding for Final Approval normally takes **5 business days**.
- **THERE IS A RISK THAT YOUR LOAN REQUEST WILL NOT GET FINAL APPROVAL (FUNDED) AND YOU WILL LOSE YOUR ENTIRE APPLICATION FEE AND POSSIBLY YOUR REAL ESTATE DEAL.**
- Upon Final Approval, you will receive confirmation of your rate, points, fees, and terms of your loan. This is typically the same as what was targeted and communicated at Loan Commitment. Conditions or special requirements may be communicated to you during this part of the process.

Funding - 5 Business Days

- We lend 65% of ARV, with the loan amount applied first to the renovation budget, then to the purchase amount. Investors cash is applied first to the purchase amount, then to the renovation budget. Renovation funds are held in escrow and released in draws as work is completed.
- After receiving Final Approval, it normally takes **5 business days** to have the funds ready for settlement.

Preparing for Settlement

- **Lender's attorney:** will take care of preparing the Note, Mortgage, Personal Guarantee, and Deed in Lieu of Foreclosure. Lender's attorney will also review all settlement docs and authorize the release of funds at settlement.
- **Your attorney:** will prepare the Deed and HUD-1 Settlement Statement, provide you with estimated costs for Borrowers and Lenders Title Insurance, and information about a survey, inspections, taxes and utilities.
- **Your insurance must:** list the lender as loss payee/mortgagee, provide liability coverage to 1MM, provide property damage coverage equal to the greater of the loan amount or the full replacement value of the property with improvements and materials, cover the scope of work (rehab vs reconstruction/any structural), provide coverage as a vacant property for the entire period of vacancy.
- **The following will be communicated by the Lender's attorney to your attorney regarding settlement:**
 - All documents must be signed by same borrower/entity.
 - Title is to be clear and is to show no special assessments pending or of record.
 - The detailed requirements for the Lenders Title Insurance policy.
- **Contact your attorney, or the appropriate person, for information regarding the following fees:**
 - \$ _____ Title insurance Borrowers and Lenders
 - \$ _____ Property and liability insurance
 - \$ _____ Utilities
 - \$ _____ Transfer taxes
 - \$ _____ Annual taxes
 - \$ _____ Attorney settlement
 - \$ _____ Inspections
 - \$ _____ Survey
 - \$ _____ Recording fee
 - \$ _____ Other fees
- **DeIREIA Fees:**
 - \$ _____ Origination fee (loan points)
 - \$ _____ Loan processing fee
 - \$ _____ Lender's attorney fee

COMMERCIAL LOAN APPLICATION

Local Pro Lending LLC

This application and the proceeds from any subsequent loans are for commercial business purposes only and may not be used for owner-occupant, personal, family, or household purposes.

Primary Applicant's Contact Information

Subject Investment Property Address

Name _____

Cell Phone _____

Email _____

Section I - Primary Applicant's Information

1. Personal Information

Full Legal Name _____

Any other name Applicant is known by _____

Date of Birth _____

Social Security Number _____

Home Phone _____

2. Personal Residence

Current Residence is owned_____/rental _____ Years at this residence _____

Street Address _____

City, State, Zip _____

If less than 5 years at current residence, please provide previous residence

Previous residence was owned_____/rental _____ Years at this residence _____

Street Address _____

City, State, Zip _____

If current residence is a rental, please provide landlord information:

Name _____

Street Address _____

City, State, Zip _____

Phone _____

Email _____

3. Nearest Relative

Name _____

Street Address _____

City, State, Zip _____

Cell Phone _____ Home Phone _____

Work Phone _____ Email _____

4. Vehicle Information

Drivers License # _____ State: _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

5. Professional References (2)

Name _____

Occupation _____

Years Known _____

Street Address _____

City, State, Zip _____

Phone _____

Email _____

Name _____

Occupation _____

Years Known _____

Street Address _____

City, State, Zip _____

Phone _____

Email _____

6. Employment / Income

Full-Time ____ Part-Time ____ Unemployed ____ Retired ____ Student ____

Occupation _____

Employer Name _____ Years employed _____
Street Address _____
City, State, Zip _____
Position _____ Department _____
Work Phone _____
Income \$ _____ per Month _____ Weekly _____ Bi-weekly _____

If less than 5 years with current employer, please provide previous employer information

Full-Time _____ Part-Time _____ Unemployed _____ Retired _____ Student _____
Occupation _____
Employer Name _____ Years employed _____
Street Address _____
City, State, Zip _____
Position _____ Department _____
Work Phone _____
Income \$ _____ per Month _____ Weekly _____ Bi-weekly _____

Other income \$ _____ per Month _____ Weekly _____ Bi-weekly _____
Source _____

Other income \$ _____ per Month _____ Weekly _____ Bi-weekly _____
Source _____

7. Assets

Cash \$ _____
Savings \$ _____
Checking \$ _____
401k \$ _____
Other \$ _____
Other \$ _____

8. Expenses (averaged to monthly)

Mortgage(s) \$ _____
Rent(s) \$ _____
HOA fees \$ _____
Property taxes \$ _____

Homeowners insurance \$ _____
 Other insurances \$ _____
 Auto loans \$ _____
 Auto expenses (gas, maint, etc) \$ _____
 Credit cards \$ _____
 Other loan \$ _____
 Other loan \$ _____
 Other loan \$ _____
 Alimony/child support \$ _____
 Child/dependent care \$ _____
 Utilities (all services, elec, gas, water, tv, phone, etc) \$ _____
 Medical \$ _____
 Groceries, household \$ _____
 Other expenses \$ _____
 Other expenses \$ _____
 Other expenses \$ _____
 TOTAL Monthly Expenses \$ _____

9. Owned Rental Property Information

Address _____
 Current Value \$ _____ Mortgage Balance \$ _____
 Monthly Rent \$ _____ Percent of Ownership _____%

Address _____
 Current Value \$ _____ Mortgage Balance \$ _____
 Monthly Rent \$ _____ Percent of Ownership _____%

Address _____
 Current Value \$ _____ Mortgage Balance \$ _____
 Monthly Rent \$ _____ Percent of Ownership _____%

NOTE: If you own more than 3 rental properties, please total all and add as one property using "Portfolio" as the address. If you have various ownership percentages within the portfolio, please add that detail in the 'Notes' section on page 10.

10. How would you rate your credit? Poor ____ Fair ____ Good ____ Excellent ____
11. Are you currently late on ANY of your personal or business debt payment obligations?
Yes ____ No ____
12. Are ANY of your personal or business financial obligations at risk of going delinquent?
Yes ____ No ____
13. Do you have ANY personal or business judgments or liens? Yes ____ No ____
14. Are you now, or will you be within the next 12 months, involved in ANY personal or business deals that will require an investment of funds? Yes ____ No ____
15. Have you filed for bankruptcy within the last 10 years? Yes ____ No ____
16. Do you have any Federal Tax Liens? Yes ____ No ____

If you answered yes to any of questions 10-16, please provide details in the Notes section on page 10.

Section II - Co-Applicant's Information

1. Personal Information

Full Legal Name _____

Any other name Applicant is known by _____

Date of Birth _____

Social Security Number _____

Home Phone _____

2. Personal Residence

Current Residence is owned ____/rental ____ Years at this residence _____

Street Address _____

City, State, Zip _____

If less than 5 years at current residence, please provide previous residence

Previous residence was owned ____/rental ____ Years at this residence _____

Street Address _____

City, State, Zip _____

If current residence is a rental, please provide landlord information:

Name _____

Street Address _____

City, State, Zip _____

Phone _____

Email _____

3. Nearest Relative

Name _____

Street Address _____

City, State, Zip _____

Cell Phone _____ Home Phone _____

Work Phone _____ Email _____

4. Vehicle Information

Drivers License # _____ State: _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

Vehicle Make _____ Model _____ Year _____

License Plate Number _____ State _____

5. Professional References (2)

Name _____

Occupation _____

Years Known _____

Street Address _____

City, State, Zip _____

Phone _____

Email _____

Name _____

Occupation _____

Years Known _____

Street Address _____

City, State, Zip _____

Phone _____

Email _____

6. Employment / Income

Full-Time ____ Part-Time ____ Unemployed ____ Retired ____ Student ____

Occupation _____

Employer Name _____ Years employed _____
Street Address _____
City, State, Zip _____
Position _____ Department _____
Work Phone _____
Income \$ _____ per Month _____ Weekly _____ Bi-weekly _____

If less than 5 years with current employer, please provide previous employer information

Full-Time _____ Part-Time _____ Unemployed _____ Retired _____ Student _____
Occupation _____
Employer Name _____ Years employed _____
Street Address _____
City, State, Zip _____
Position _____ Department _____
Work Phone _____
Income \$ _____ per Month _____ Weekly _____ Bi-weekly _____

Other income \$ _____ per Month _____ Weekly _____ Bi-weekly _____
Source _____

Other income \$ _____ per Month _____ Weekly _____ Bi-weekly _____
Source _____

7. Assets

Cash \$ _____
Savings \$ _____
Checking \$ _____
401k \$ _____
Other \$ _____
Other \$ _____

8. Expenses (averaged to monthly)

Mortgage(s) \$ _____
Rent(s) \$ _____
HOA fees \$ _____
Property taxes \$ _____

Homeowners insurance \$ _____
 Other insurances \$ _____
 Auto loans \$ _____
 Auto expenses (gas, maint, etc) \$ _____
 Credit cards \$ _____
 Other loan \$ _____
 Other loan \$ _____
 Other loan \$ _____
 Alimony/child support \$ _____
 Child/dependent care \$ _____
 Utilities (all services, elec, gas, water, tv, phone, etc) \$ _____
 Medical \$ _____
 Groceries, household \$ _____
 Other expenses \$ _____
 Other expenses \$ _____
 Other expenses \$ _____
 TOTAL Monthly Expenses \$ _____

9. Owned Rental Property Information

Address _____
 Current Value \$ _____ Mortgage Balance \$ _____
 Monthly Rent \$ _____ Percent of Ownership _____%

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Address _____
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NOTE: If you own more than 3 rental properties, please total all and add as one property using "Portfolio" as the address. If you have various ownership percentages within the portfolio, please add that detail in the 'Notes' section on page 10.

10. How would you rate your credit? Poor ____ Fair ____ Good ____ Excellent ____
11. Are you currently late on ANY of your personal or business debt payment obligations?
Yes ____ No ____
12. Are ANY of your personal or business financial obligations at risk of going delinquent?
Yes ____ No ____
13. Do you have ANY personal or business judgments or liens? Yes ____ No ____
14. Are you now, or will you be within the next 12 months, involved in ANY personal or business deals that will require an investment of funds? Yes ____ No ____
15. Have you filed for bankruptcy within the last 10 years? Yes ____ No ____
16. Do you have any Federal Tax Liens? Yes ____ No ____

NOTE: If you answered yes to any of questions 10-16, please provide details in the Notes section on page 10.

Section III - Subject Investment Property and Deal Information

The lender will rely on the information provided in this section when making a funding decision.

Street address _____

City, State, Zip _____

Neighborhood _____

Tax Parcel # for property _____

Name or entity of buyer: _____

Buyer's street address: _____

Buyer's SSN/EIN _____

Contract Price \$ _____ Loan Request Amount \$ _____

After Repaired Value \$ _____ Repair Cost \$ _____

Total amount of liens/mortgages/ back taxes currently against this property? \$ _____

Has a title search been ordered? _____

Requested loan term is _____ months.

What will the loan proceeds be used for? _____

ARV was determined by Broker ____ Agent ____ Appraiser ____ Self ____ (check all that apply)

What are the minimum and maximum days needed to complete the proposed repairs for this property? _____

How much of your own money do you have to invest in this deal? \$ _____

Will you be re-selling the property or refinancing to re-pay this loan? Selling ____ Refinancing ____

If refinancing, do you have conditional approval for the re-finance loan? Yes ____ No ____

If re-selling, how much do you expect your final net sales price to be? \$ _____

If re-selling, how much is your expected profit? \$ _____

I hereby grant Local Pro Lending LLC or its agents the right to process this application for the purpose of obtaining a loan, to include Local Pro Lending or its agents inquiring about my character and general reputation, and request information from employers, landlords, banks, finance companies, tax returns, credit reporting agencies, criminal reporting agencies, and/or similar sources.

I understand that Local Pro Lending is relying on the statements and information contained in this application. The statements and information contained herein are true and correct to the best of my\our knowledge and information. I understand that this application is made a part of a loan or Promissory Note if one is entered into.

I understand this application is not a loan approval or promise to lend money by Local Pro Lending. Proceeds from any subsequent loans are for business or investment purposes only and may not be used for personal, family, or household purposes.

My signature gives Local Pro Lending and/or its agent(s) permission to contact and gather information from any and all personal, employer and business references which are listed or otherwise obtained, and credit and criminal reporting agencies, from this point forward for future collection of debts and damages to Local Pro Lending without regard to the length of time from the Date on this application.

Primary Applicant Signature

Print Name	Signature	Date
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Co-Applicant Signature

Print Name	Signature	Date
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