

## Loan Application Submission Package

### INITIAL DOCUMENTATION CHECKLIST

1. Loan Application\* **This is a fillable pdf- you can type into the blanks to complete.**
2. Strategy Letter\* **(If Applicable- not necessary for applications without a property.)**
3. Investor Experience & Portfolio\* **(Please fill this out completely.)**
4. Credit Card Authorization Form\*- **(For any charges incurred for 3rd party services in the case where your file does not close but services were completed: credit , background, AVM etc.)**
5. Bank Statements - 2 months most recent (all pages with name & account # visible)
6. Copy of Photo ID- Drivers License or Passport Permissible- (check that it matches current address)
7. LLC / Corporation Documentation:
  - a. Articles of Organization / Incorporation
  - b. Operating Agreement / Bylaws if applicable
  - c. **EIN #/Designation Letter from IRS**
8. Specific Transaction Documents
  - a. If purchase transaction – fully executed, valid purchase contract
  - b. If refinance transaction – payoff demand or mortgage statement
9. If property requires rehab – provide itemized Scope of Work. (Contractors Bid Acceptable)

*\*Specified item is included in this Submission Package*

*If e-signing any documents, must be a verified e-signature through a service such as Adobe or DocuSign.*

### IMPORTANT NOTES

- **Non-Owner Occupied properties - Investment Property/Business Purpose Loans Only**
- **All loans are fixed rate, simple interest with deferred payments.**
- **Balloon payment due at end of loan term with all principal and interest due.**

## LOAN APPLICATION - Borrower Details

### BORROWER / AUTHORIZED SIGNER INFORMATION

Individual's Name: \_\_\_\_\_ Marital Status: ☐ Married ☐ Unmarried ☐ Separated

Primary Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Do you own or rent your primary residence: ☐ Own ☐ Rent Number of years at primary residence? \_\_\_\_\_

Mailing Address (if different from primary residence): \_\_\_\_\_

Primary Phone Number: \_\_\_\_\_

Secondary Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Social Security Number: \_\_\_\_\_

#### Employment Information

Self-Employed: ☐ Yes ☐ No

Employer Name: \_\_\_\_\_

Position & Title: \_\_\_\_\_

Employer Address: \_\_\_\_\_

### CO-BORROWER / AUTHORIZED SIGNER INFORMATION (if applicable)

Individual's Name: \_\_\_\_\_ Marital Status: ☐ Married ☐ Unmarried ☐ Separated

Primary Residence Address: \_\_\_\_\_ Married to Borrower? ☐ Yes ☐ No

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Do you own or rent your primary residence: ☐ Own ☐ Rent Number of years at primary residence? \_\_\_\_\_

Mailing Address (if different from primary residence): \_\_\_\_\_

Primary Phone Number: \_\_\_\_\_

Secondary Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Social Security Number: \_\_\_\_\_

#### Employment Information

Self-Employed: ☐ Yes ☐ No

Employer Name: \_\_\_\_\_

Position & Title: \_\_\_\_\_

Employer Address: \_\_\_\_\_

### DECLARATIONS / QUESTIONNAIRE

| Please check YES or NO for each of the following questions   | Borrower |    | Co-Borrower |    |
|--|----------|----|-------------|----|
|  | Yes      | No | Yes         | No |
| Are there any outstanding judgements against you?  |          |    |             |    |
| Have you been declared bankrupt within the last seven (7) years?   |          |    |             |    |
| Have you or any other entity of which you were/are a principal been in foreclosure or had any property that was foreclosed upon?                     |          |    |             |    |
| Are you party to lawsuit?  |          |    |             |    |
| Are you presently delinquent on any federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?                         |          |    |             |    |
| Have you ever been convicted of a felony?  |          |    |             |    |
| Are you in a Civil Union or a Domestic Partnership, or do you have a non-borrowing spouse, or are you a party to a Designated Beneficiary Agreement? |          |    |             |    |
| Are you a US citizen?  |          |    |             |    |
| Are you a permanent resident alien?  |          |    |             |    |
| Do you intend to occupy the property as your primary residence?  |          |    |             |    |

### FINANCIAL STATEMENT

|                               |    |   |    |
|-------------------------------|----|---|----|
| Estimated Total Annual Income | \$ | Estimated Current Liquid Assets:<br>(cash or can be converted to cash within 30 days) | \$ |
| Cash in Bank                  | \$ | Real Estate Owned   | \$ |

## **Credit Authorization**

AUTHORIZATION AND RELEASE TO OBTAIN PERSONAL CREDIT INFORMATION By signing below, the undersigned hereby authorizes Groundfloor Finance Inc. ("creditor" or "Groundfloor") to obtain "consumer reports" and/or "investigative consumer reports" about me from any consumer reporting agency and/or bureaus, including commercial credit agencies or bureaus, that creditor may chose to use and to consider such reports when making any credit decisions regarding my credit application, extension of credit, or with respect to any extension or modification of existing credit. I acknowledge that as an individual there are various Federal and/or State laws such as the "Fair Credit Reporting Act" that control the issuance or use of "consumer reports" and/or "investigative consumer reports" by creditor. I understand that I am not obligated to provide creditor this authorization to review such "consumer reports" and/or "investigative consumer reports". However, I have voluntarily agreed that such reports can be released to creditor so that it will consider my credit application, extension of credit, or with respect to any extension or modification of existing credit. The undersigned hereby authorizes Groundfloor to procure an investigation, or cause an investigation to be procured, for credit evaluation purposes, whether or not subject to the Fair Credit Reporting Act. I authorize, without reservation, any person or entity contacted by creditor or anyone acting on its behalf, to furnish information regarding verification of my social security number, education, military record, motor vehicle reports, credit history, financial account balance and history, professional licensures, public records, criminal record and/or employment references. I hereby release creditor, including its employees, agents or representatives from any and all liability for furnishing such information. I also release creditor from any and all liability for conducting such an investigation. A photocopy, scan or facsimile copy of this Authorization and Release be treated as though it were the original.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

SSN: \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_ (REQUIRED)

DOB: \_\_\_\_\_

Home Address: \_\_\_\_\_

Date: \_\_\_\_\_

## CREDIT CARD AUTHORIZATION FORM

Sign and complete this form to authorize FastHouzz Funding to make a debit to your credit card listed below for property valuation services. By signing this form you give us permission to debit your account for the amount indicated on or after the indicated date. This is permission for a debit, and does not provide authorization for any additional unrelated debits or credits to your account.

I authorize FastHouzz Funding to charge my credit card account for the amount indicated in the below pricing schedule:

|  |              |
|--|--------------|
| <b>Automated Valuation Report</b>      | <b>\$100</b> |
| <b>Appraisal - per appraiser quote</b> | <b>TBD</b>   |
|  |              |

\*Appraisals are required on properties where value or sales price exceeds \$1,500,000.  
Typical appraisal costs are between \$500 - \$1,200 depending on property type and SOW.

## CREDIT CARD INFORMATION

ACCOUNT #: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_ CVV: \_\_\_\_\_

CREDIT CARD TYPE: ☐ Visa ☐ Mastercard ☐ AMEX ☐ Discover

Cardholder Name (as it appears on your credit card): \_\_\_\_\_

Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code / Postal Code: \_\_\_\_\_

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

## DISCLAIMER

I authorize the above named business to charge the credit card indicated in this authorization form according to the terms outlined above. This payment authorization is for the services described above. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company; so long as the transaction corresponds to the terms indicated in this form.

This is not a commitment to lend. Restrictions may apply. LTV limits are based on current, accurate appraised value. FastHouzz Funding reserves the rights to amend rates and guidelines. All loans are made in compliance with federal, state and local laws. FastHouzz Funding, is a business purpose only private lender. FastHouzz Funding is an equal opportunity lender.

FastHouzz Funding | Houston, Tx & Jacksonville, FL |  
| Permanent Loans Provided by Vintage Home Loans- NMLS 1612458 |