

COMMERCIAL REAL ESTATE APPLICATION

- We specialize in **Business & Commercial Real Estate Financing**
- **Lite Doc / Soft Money, Conventional, Bridge Loans & Private Money**
- **Even if credit is not perfect (A - D credit options)**
- **Good, Bad & Ugly Situations!**

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- ✓ **It is important to complete the Application thoroughly & legibly**
 - ✓ **Complete & SIGN Certification/Authorization – Wet Signatures**
 - ✓ **Provide Identification – such as Driver's License**
 - **FORWARD COMPLETED APPLICATION VIA FAX OR EMAIL:**
 - FAX (210) 280-0069
 - EMAIL newapps@power2fund.com *for fastest processing.*

If you have any question, please feel free to give us a call (830) 331-4030 or email Customer Service cs@fundingedge.com or cs@power2fund.com .

REAL ESTATE APPLICATION

Referring Broker/Affiliate (if applicable) _____ Phone _____

Points Requested _____ Outside Fee Agreement? _____ Fax _____ Email: _____

GENERAL INFORMATION

Date: _____

Property (1) _____ City: _____ State: _____ Zip: _____
Address

(2) _____ City: _____ State: _____ Zip: _____

(3) _____ City: _____ State: _____ Zip: _____

Borrowers Company Name: _____ Federal Tax ID / EIN #: _____

Borrower Name: _____ Social Security #: _____ DOB: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact Info: Office: _____ Cell: _____ Home: _____

Email: _____ Fax: _____ % of Ownership: _____

Total Household Income (yearly) \$ _____ Total Assets \$ _____ Total Liabilities \$ _____

Co-Borrower Name: _____ Social Security #: _____ DOB: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact Info: Office: _____ Cell: _____ Home: _____

Email: _____ Fax: _____ % of Ownership: _____

Total Household Income (yearly) \$ _____ Total Assets \$ _____ Total Liabilities \$ _____

Amount Seeking \$ _____ Minimum Net Loan Amount Required \$ _____

Use of Funds: _____

1) _____ \$ _____ 3) _____ \$ _____

2) _____ \$ _____ 4) _____ \$ _____

PROPERTY INFORMATION *THIS SECTION MUST BE COMPLETED

Type of Loan: Refinance () Cash Out () Purchase () Construction () If Construction do you own property?: _____

Purchase Price: \$ _____ Original Date of Purchase or Date to-be-Purchased: _____

Purchase: Down Payment: \$ _____ Seller/Carry Back: \$ _____ Additional funds to put down: \$ _____

Refinance: Original Purchase Price: \$ _____ Funds Invested Into Property Since Purchase: \$ _____

Type of Property: () Multi-Family () Mix-Use () Day Care () Church () Restaurant - Stand Alone? Yes / No
() Retail/Office () Self Storage () Automotive () Warehouse () Mobile Home Park () Car Wash
() Light Industrial () Rooming House or B&B () Funeral Home () Motel/Hotel - flagged? Yes / No
() Raw Land () Development () Assisted Living Facility/ Nursing Home (5+ Units and/or 5+ SFS's) _____
() Ranch/Farm - Dairy, Cattle, Poultry, Swine, Produce - list type _____ () Other _____

Description of Property: Square Feet of the building(s): _____ Number of Units: _____

Number of Acres or size of the lot(s): _____ Age of Building(s): _____

Please describe the property in detail) _____

PLEASE PROVIDE DIGITAL PICTURES OF INTERIOR & EXTERIOR AND/OR OLD APPRAISAL

Value of the Property: Appraised Value: \$ _____ Date of Appraisal: _____ Current Tax Value: \$ _____

Estimated "AS IS" Value (Value based on the current condition and entitlements): _____

If property is being Renovated or Under Development what is the Projected Value \$ _____

Amount Owed: First Lien: \$ _____ Date Due: _____
Second Lien: \$ _____ Date Due: _____
Other Liens: \$ _____
Are Taxes Current: Yes / No Taxes Owed \$ _____
Total Amount Owed: \$ _____

Current Monthly Payment \$: _____ Current Interest Rate on First Lien _____ on Second Lien _____

Are you current on Payments? Yes / No If NO, how many (number) of payments behind: _____

Reason for being behind on payments: _____

What percentage of subject property is occupied today? _____ % Owner Occupied: _____ %

Property Income and Expenses (if applicable): Current Monthly Income: \$ _____
Current Monthly Expenses: \$ _____
Current Net Income: \$ _____

How is Title Held: Personally () Partnership () Corporation () Trust () Other () _____

In what County is the Property Located: Property 1: _____ Property 2: _____

Population of County: _____ Population of City: _____

On a scale of 1 to 10, how would you rate your credit?: _____ Scores _____

Time constraints on the loan and Reason: _____

Interest Rate Desired: _____ Length of Term Requested: _____

Exit Strategy: (How do you plan on paying off the Loan?): _____

Are there any known environmental issues with the property? Yes / No If Yes, explain on a separate sheet.

Have you been turned down previously? By whom & Reason(s): _____

Have you been approved recently for any financing? By whom & outcome: _____

Are you currently working with any other lender, consultant or broker : Who? _____

BUSINESS INFORMATION

Business Inception Date MM/DD/YYYY ____/____/____ No. of Employees _____ Dunn & Bradstreet # _____

Revenues Gross: 2016 \$ _____ 2017 \$ _____ Year to Date-2018 \$ _____ (thru _____ /month)

Net: 2016 \$ _____ 2017 \$ _____ Year to Date-2018 \$ _____ (thru _____ /month)

Churches - Number of Giving Units: _____ *Provide taxes and 2 - 3 years & YTD financials (Balance Sheets and P&L's)

Sole Proprietorship____, Partnership____, C-Corp____, Sub-S Corp____, LLC Corp____, Other _____

Average Bank Balance _____ Average Deposits Monthly _____ Average NSF's _____

Average Monthly Credit Card Volume (Visa/MasterCard): \$ _____ How Many Merchant/Credit Card Accounts? _____

Do you have any existing 'cash advances' and/or 'bank statement loans'? Yes / No Balance(s) & with whom: _____

REAL ESTATE SCHEDULE

Other Real Estate Owned

(Enter under Type of Property, **R** for Residential and **C** for Commercial) (M for multifamily - indicate how many units) (RV - RV Park/Mobile Home Park)

Property Address	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance Maintenance Taxes & Misc.	Net Rental Income
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
TOTALS		\$	\$	\$	\$	\$	\$

Describe Commercial Properties in further detail:

Describe the Reason for your Loan Request *(i.e....to get a better interest rate, prevent foreclosure, to make renovations, use money for a business venture)*

Do you have any other Assets that can be utilized as Collateral *(i.e....equipment, stocks, bonds, other real estate...etc.)?*

CERTIFICATION & AUTHORIZATION

CERTIFICATION

The undersigned hereby certify the following:

1. I am / We are seeking to secure *Financing*. In applying for this *Financing*, I/We completed an application containing various information and certify that all of the information is TRUE, COMPLETE, and ACCURATE. I/We further hold FUNDINGEDGE AND/OR POWER2FUND harmless of any misrepresentation on the *Financing Application* and/or other documents.
2. I/We understand and agree that FUNDINGEDGE AND/OR POWER2FUND reserves the right to verify information provided on the application.
3. I/We understand that FUNDINGEDGE AND/OR POWER2FUND is acting as my/our correspondent and further acknowledge that all disclosures required by law in regard to the *Financing* are to be provided by the lender and/or financing entity NOT FUNDINGEDGE AND/OR POWER2FUND.

AUTHORIZATION

To Whom It May Concern:

1. I am / We are applying for *Financing*. As part of the application process, FUNDINGEDGE AND/OR POWER2FUND or its assigns are authorized to act on my/our behalf in obtaining the *Financing*.
2. FUNDINGEDGE and/or Power2Fund or its assigns may verify information contained in my/our application and in other documents that have been provided in connection with the *Financing*. I/We authorize you to provide to FUNDINGEDGE AND/OR POWER2FUND, or its assigns, information and documentation that they request. Such information includes, but is not limited to, payoffs, income, bank, money market and similar accounts. FUNDINGEDGE AND/OR POWER2FUND OR its assigns are authorized to pull personal and business credit history on my/our behalf to include but not limited to Experian, TransUnion, Equifax and Dunn & Bradstreet.
3. I/We understand and authorize FUNDINGEDGE AND/OR POWER2FUND to share personal, financial and property information with lenders, investors and/or assigns in the placement of my/our financing request.
4. A copy and/or faxed or emailed copy of this Authorization may be accepted as an original.

COMPANY NAME (If Applicable) _____

BORROWER

Borrower's Name - PRINTED	Signature	Date
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SS# _____	DOB _____	Address _____
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CO - BORROWER

Borrower's Name - PRINTED	Signature	Date
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SS# _____	DOB _____	Address _____
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