Loan Application

THIS APPLICATION is designed to be completed by the Borrower and Co-Borrower(s), as applicable, by and through their authorized representative, as well as the Guarantor or Co-Guarantor(s) in their individual capacity. Please note that Guarantor and Co-Guarantor(s) information must be provided when the income or assets of a person other than the Borrower will be used as a basis for loan qualification or if the Guarantor or Co-Guarantor(s)' liabilities must be considered because their spouse or other person has community property rights pursuant to applicable law and Guarantor or Co-Guarantor(s) resides in a community property state, the security property is located in a community property state, or the Guarantor or Co-Guarantor(s) are relying on other property located in a community property state as a basis for repayment of this loan.

I. LOAN PROPOSAL AND PROPERTY INFORMATION

Borrower Entity Name

Subject Property Address
(street, city, state, & ZIP)

Property Type

- ☐ **Residential:** Single-Family
- ☐ **Residential:** 2-4 Units
- ☐ **Residential:** Condo
- ☐ **Commercial:** Multi-Family (5+ Units) / Apt. Complex
- ☐ **Commercial:** Mixed-Use
- ☐ **Commercial:** Office
- ☐ **Commercial:** Other (please explain)

No. of Units

Occupancy Status

Purpose for the Loan Funds

- ☐ **Purchase**
- ☐ **Rehab**
- ☐ **Purchase & Rehab**
- ☐ **Refinance**
- ☐ **Line of Credit**
- ☐ **Cash-Out**
- ☐ **New Construction**
- ☐ **Bridge Loan**
- ☐ **Other** (please explain)

Loan Term (9 mos, 12 mos, 18 mos, 24 mos, 30yrs)

Amount of Loan Request

Current Market Value (As-Is)

Purchase Price

Purchase Date (mm/dd/yy)

Renovation Costs

Anticipated After Repair Value

Monthly Rent/Market Rent

Annual Property Taxes

Property in Flood Zone ☐ **Yes** ☐ **No**

Annual Insurance Premium

HOA Dues (If Applicable)

Project Summary

Exit Strategy

Total Cash Reserves Available

Funds Available for this Project

Target Closing Date

Reason for Target Closing Date

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II. GUARANTOR INFORMATION

GUARANTOR 1

Full Legal Name
(include Jr. or Sr. if applicable)

DOB (mm/dd/yyy)

Social Security Number

Credit Score Range ☐ 350-549 ☐ 550-579 ☐ 580-619 ☐ 620-639 ☐ 640-679 ☐ 680-719 ☐ 720-850

Home Phone

Cell Phone

Email Address

Present Address
(street, city, state, ZIP)

Mailing Address
(if different)

GUARANTOR 2

Full Legal Name
(include Jr. or Sr. if applicable)

DOB (mm/dd/yyy)

Social Security Number

Credit Score Range ☐ 350-549 ☐ 550-579 ☐ 580-619 ☐ 620-639 ☐ 640-679 ☐ 680-719 ☐ 720-850

Home Phone

Cell Phone

Email Address

Present Address
(street, city, state, ZIP)

Mailing Address
(if different)

GUARANTOR 3

Full Legal Name
(include Jr. or Sr. if applicable)

DOB (mm/dd/yyy)

Social Security Number

Credit Score Range ☐ 350-549 ☐ 550-579 ☐ 580-619 ☐ 620-639 ☐ 640-679 ☐ 680-719 ☐ 720-850

Home Phone

Cell Phone

Email Address

Present Address
(street, city, state, ZIP)

Mailing Address
(if different)

GUARANTOR 4

Full Legal Name
(include Jr. or Sr. if applicable)

DOB (mm/dd/yyy)

Social Security Number

Credit Score Range ☐ 350-549 ☐ 550-579 ☐ 580-619 ☐ 620-639 ☐ 640-679 ☐ 680-719 ☐ 720-850

Home Phone

Cell Phone

Email Address

Present Address
(street, city, state, ZIP)

Mailing Address
(if different)

III. EMPLOYER INFORMATION

GUARANTOR 1

Name & Address of Employer
(or note if Self-Employed)

Business Phone

GUARANTOR 2

Name & Address of Employer
(or note if Self-Employed)

Business Phone

GUARANTOR 3

Name & Address of Employer
(or note if Self-Employed)

Business Phone

GUARANTOR 4

Name & Address of Employer
(or note if Self-Employed)

Business Phone

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IV. REAL ESTATE OWNED

LIST ALL PROPERTY OWNED	BORROWER	BORROWER'S AFFILIATES, SUBSIDIARIES, OR PARENT COMPANIES
1 ADDRESS		
Ownership (Entity and Ownership Percentage)		
Mortgage Amount Owed		
Present Market Value		
Description		
2 ADDRESS		
Ownership (Entity and Ownership Percentage)		
Mortgage Amount Owed		
Present Market Value		
Description		
3 ADDRESS		
Ownership (Entity and Ownership Percentage)		
Mortgage Amount Owed		
Present Market Value		
Description		
4 ADDRESS		
Ownership (Entity and Ownership Percentage)		
Mortgage Amount Owed		
Present Market Value		
Description		

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V. PROPERTY INFORMATION

PROPERTY 1

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

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PROPERTY 2

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

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PROPERTY 3

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 4

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

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PROPERTY 5

Property Type	
Address, City, State, Zip Code	
Unit Count	

PROPERTY EXPENSES

Taxes	
HOI Cost	
Flood Insurance (If Applicable)	
HOA Fee (If Applicable)	

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount	
Purchase Price	
Acquisition Date	
Verified Rehab	
As-Is Value	

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 6

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 7

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 8

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 9

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 10

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 11

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

"Property of Belaire Private Capital" - Proprietary IP, not to be distributed, sold, or used by any other companies.

PROPERTY 12

Property Type
Address, City, State, Zip Code
Unit Count

PROPERTY EXPENSES

Taxes
HOI Cost
Flood Insurance (If Applicable)
HOA Fee (If Applicable)

PROPERTY ACQUISITION/VALUE DETAILS

Payoff Amount
Purchase Price
Acquisition Date
Verified Rehab
As-Is Value

Leasing Status ☐ **Leased** ☐ **Vacant**

Actual Rent	**Market Rent**

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VI. DECLARATIONS

Check all that apply.	Guarantor 1	Guarantor 2	Guarantor 3	Guarantor 4
Are there any outstanding judgments against you?	☐	☐	☐	☐
Have you been declared bankrupt in the past 7 years?	☐	☐	☐	☐
Have you had a property foreclosed upon or given title or deed lieu thereof in the last 7 yers?	☐	☐	☐	☐
Are you a party to a lawsuit?	☐	☐	☐	☐
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgement?	☐	☐	☐	☐
Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	☐	☐	☐	☐
(If checked, please provide details on an attached sheet)				
Are you a U.S. citizen?	☐	☐	☐	☐
Are you a permanent resident alien?	☐	☐	☐	☐
Do you intend to occupy the subject property?	☐	☐	☐	☐

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VII. ACKNOWLEDGEMENT AND AGREEMENT

The Borrower (or Co-Borrower), and Guarantor (or Co-Guarantor) – each of the undersigned – represents to Belaire Private Capital, LLC (BPC) and to BPC's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) neither BPC 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 (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property or properties 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 commercial mortgage loan; (5) the property will be occupied or not occupied as indicated in this application; (6) BPC, its servicers, successors or assigns are given my (our) consent to retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) BPC and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the application, and I am obligated to and agree 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) I understand and acknowledge that, in the event that my payments on the Loan become delinquent, BPC, 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) I understand and acknowledge that ownership of the Loan and/or administration or servicing of the Loan account may be transferred with such notice as may be required by law; (10) 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 pursuant to applicable law; and (11) I further represent, covenant, and warrant that 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 the information 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. The Borrower (or Co-Borrower) and Guarantor (or Co-Guarantor) – each of the undersigned – acknowledges and agrees that BPC may assign, transfer or hypothecate this Loan opportunity to another lender or funding source and to that end, share the information in this application with other lenders and investors in furtherance of closing the requested Loan. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or re-verify 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.

Each of the undersigned understands that by signing this application, hereby authorizes the Lender, or its assigns to conduct (1) a consumer credit report and verify other credit information, including past and present mortgage and landlord references; (2) a background investigation report and verify both criminal and civil records. It is understood that a copy of this form will also serve as authorization by me allowing the Belaire Private Capital LLC to conduct these checks; and (3) order an appraisal to determine the property's value and charge you for this appraisal. The information the Lender obtains is only to be used in conjunction with application for the Loan, or for the collection of an account on a closed loan.

I further understand that any expenses incurred by me or others in pursuit of this Loan, whether paid to Lender or a third party, is not refundable or reimbursable for any reason by Lender, including without limitation, appraisals, inspections, or any third-party review services. The closing of a Loan is subject to all applicable terms and conditions, and subject at all times to force majeure events.

Appraisal Notice: We will promptly give you a copy of the appraisal utilized to evaluate the Application in accordance with 12 CFR Part 1002, even if your loan does not close. You may pay for an additional appraisal for your own use at your own cost.

Privacy Act Notice: This request for personal identifyig information and other required information is to be used and stored by Belaire Private Capital LLC or its assignees in determining whether you qualify as a prospective mortgagor under its program and in order to verify identities as required by federal law. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or sponsor may be delayed or rejected.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

Borrower's Signature	**Date Signed**
Co-Borrower's Signature	**Date Signed**
Guarantor 1's Signature	**Date Signed**
Guarantor 2's Signature	**Date Signed**
Guarantor 3's Signature	**Date Signed**
Guarantor 4's Signature	**Date Signed**

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