\*All fields outlined in red are required.

se an i t em.

Regarding when you purchased the property:

Month/Day/Year Acquired / /

How was the property acquired?

(check all that apply)

✔ Other (describe):

1.

2.

Acquisition Price

Cost of Improvements Completed

Additional taxes/liens paid at closing

Other Costs

Family Transfer

$\_0

Tax Sale

$\_0

3.

4.

5.

Total cost

Describe Improvements Completed in Detail (e.g. Roof, carpet, etc)

$

$\_0 Describe:

$\_0

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| Property/Loan Information |
|  | Purchase Refinance | -- |  |  |
|  | Street Address |  | City |  |  |  | State |  | Zip |
| Condo: No / Yes  Number of Units: Choo 1Estimated Property Value $ and Requested Loan $ \_ \_ OR Requested LTV \_ % |
| What is the estimated property value based on:BPO Appraisal Realtor | Personal Experience | Online Resource (explain below) |  | Other:(explain below) |
| Actual OR | Estimated | Property Taxes | $  |  |  |  | Monthly OR |  | Annual |
| Actual OR | Estimated | Hazard Insurance | $  |  |  |  | Monthly OR |  | Annual |
| Actual OR | Estimated | Flood Insurance | $  |  |  |  | Monthly OR |  | Annual |
| Actual OR | Estimated | Association Dues | $  |  |  |  | Monthly OR |  | Annual |
| RefinancesPlease complete this section if you are seeking a loan on an investment property you already own |
| Type of Refinance Loan | Cash-Out | Rate and Term |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| REO/Foreclosure | Short Sale | Off Market | Wholesale |
| Land Contract | Auction | Estate | Retail |

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| Regarding the property today: |
| Does the property have any deferred maintenance? |  | NoYes, Describe: |
|  |
| Describe liens/judgments/taxes to payoff | N/A - Owned Free and Clear |
|  |
| $ Payee:  |
|  |
| $ Payee:  |
| In what name is title currently held? |  |

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| --- |
| PurchasesPlease complete this section if you are seeking a loan to complete the purchase of an investment property |
| Purchase Price | $  |
| Contract closing date |  |
| Title Company |  |
| Title Company Contact & Phone Number |  (Contact) (Phone) |
| Escrow Deposit Paid | $ Held by:  |
| Seller Paid Closing Cost: |  % or $  |
| Are you buying from: | Private Bank FNMA HUD Seller |  | Other |
| Relationship with seller: | Do you have a business or personal relationship with the seller? Yes Is the seller a member of your immediate or extended family? Yes | No No |  |
| If Yes, please explain relationship: |  |
| How is Title going to be held? | Individual Entity (LLC, Corp, LLP, LP) |
| Borrower/Personal Guarantor Information |
| In what name will title be held?(if different from above) |  |
| Corporate Entity Borrowers |
| Entity Name: |  |
| State of Organization: | -- Entity Type: --(LLC, Corp, Partnership) |
| Tax ID # |  |
| 1st Owner | Name: Title: Ownership % |
| 2nd Owner | Name: Title: Ownership % |
| 3rd Owner | Name: Title: Ownership % |
| 4th Owner | Name: Title: Ownership % |
| Bank Info |
| Bank Name | (Bank of America, Wells Fargo, etc) |
| Account Type | Personal Business |

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| Borrower/Primary Guarantor |
| Full Name (First, Middle, Last) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| SSN \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | DOB \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Yrs. in School: Choose an i t em. Expected Credit Score:  |
| Primary Phone Type (home, cell, etc.) OtherSecondary Phone Type (home, cell, etc. Other |
| Email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  Unmarried  Married (includes separated), (If Married) Name of spouse:  |
| Current Address: Street Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City State -- Zip  |
|  Own Rent current home: Choose an i t e m. No of Year(s)  |
| Mailing Address: Same as home OR |
| Street Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City State -- Zip  |
| Employment Information |
| Employer Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Street Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City State -- Zip Self EmployedPosition \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Yrs on Job Yrs in Profession Annual Income $ 0.00 Secondary Employer Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Street Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City State -- Zip Self EmployedPosition \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Yrs on Job Yrs in Profession Annual Income $  |
| Government Required Info |
| Borrower/Primary GuarantorRace: check all that applyAmerican Indian or Alaska Native Asian Hispanic or LatinoNative Hawaiian or Other Pacific Islander White Black or African AmericanSexMale Female |

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| Declarations |
| *If you answer “Yes” to any questions a through l, please use continuation sheet for explanation.* | *Borrower* |
|  | *Yes* | *No* |
| a. Are there any outstanding judgments against you? |  |  |
| b. Have you had any open bankruptcies in the last 4 years? |  |  |
| If Yes, Enter most recent date completed/ discharged/dismissed:  |
| c. Have you had property foreclosed upon, sold short sale or given title or deed in lieu thereof in the last 3 years? |  |  |
| If Yes, Enter most recent date(s) completed or sold:  |
| d. Are you a party to a lawsuit? |  |  |
| e. Have you been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? |  |  |
| f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? |  |  |
| g. Are you obligated to pay alimony, child support, or separate maintenance? |  |  |
| h. If this is a purchase transaction, is any part of the down payment borrowed? |  |  |
| i. Are you a co-maker or endorser on a note? |  |  |
| j. Are you a U.S. citizen? |  |  |
| k. Are you a permanent or non-permanent resident alien? |  |  |
| l. **Do you intend to occupy the property as your primary residence?**If “Yes,” Describe: |  |  |
| *Explanation continuation:* |



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| Investor Profile |
| Have the borrower or any guarantors ever closed a loan with Visio Lending? | NoYes, Describe: |
| HomeVestors franchisee? | Yes | Mortgage Broker? | Yes |
| Licensed Real Estate Agent? | Yes | Property Manager? | Yes |
| Licensed Real Estate Broker? | Yes | Appraiser? | Yes |
| Licensed Attorney? | Yes | Other Real Estate related license? | Yes |
| How often do you invest | Full Time | Part-Time |  |  |  |
| How many years have you been investing? |  |
| How many investment properties have you purchased in total? (include sold and held) |  |
| # of real estate investment properties purchased in the last 3 years | (Detailed Investment Experience may be required) |
| # of real estate investment properties owned today(do not include personal residences) | (Complete REO schedule. REO schedule must include the same number of properties listed here) |
| How do you typically finance the purchase of an investment property? | Cash | Finance with a Bank | Finance with a Private Lender | Partner with someone | Other |
| If Bank or Private Lender:Please list specific banks you usually like to deal with |  |
| If Other: Please describe |  |
| How far from your home do you usually invest? | fewer than Citywide Statewide Other States 10 miles |
| Typically, with your investment properties, do you prefer to: | Fix & Flip Rent Both Fix & Flip Hold as Rental |
| Who manages your rental portfolio? | Self-managed, (Unlicensed property manager) | Self-managed(Licensed property manager) | Other licensed property manager |
| If self-managed, number of years managing property |  |
| How many additional rental properties do you intend to add to your portfolio in the next 3 years |  |

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| Business Plan for this property(Details will be reviewed with max LTV) |
| What’s the purpose for thisloan? |  | Purchase this property | Purchase other investment property | Fix & Rent this property | Fix & Flip this property | Payoff liens and/or taxes |
|  | Fix & Rent another propertyOther: | Fix & Flip other property | Refinance current loan | Other Business Funds |  |
| Why did you choose this specific property? |  |
| Why did you choose this area? |  |
| Have you or a family member ever occupied this property? |  | NoYes, Describe: |
|  |
|  |
| Additional notes about this Loan purpose: |  |
| Rental Strategy |
| Is the property currently rented? |  Yes No |
| If the property is rented: Describe the Current Rent | Monthly Amount: $ How long has this been rented yrs. mths.Can you provide an executed lease? Yes No, explain why: |
| If the property is vacant, Describe the Expected rent | Expected Monthly Rent: $  |
| If No, Length of time to getrented? (months) |  |
| Is the tenant an immediate or extended family member? |  | No |
|  |
|  | Immediate family (\* Mother, father, grandparents, great-grandparents (etc). Children, |
| grandkids (etc), spouse, brother, sister) |
|  | Extended family (\* Aunt, uncle, cousin, niece, nephew) |
|  |
| Is the tenant a Government Sponsored renter? (Section 8) | Yes No Not Sure |
| Additional notes about this rental: |  |

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| Rehab Details |
| How much are you expecting toput into the property? |  |
| How many months do you think that rehab will take? |  |
| Detail the rehab to be made (provide bids as available) |  |
| Where will the rehab funds come from: | Personal Cash Other (provide detailed explanation):Additional loan |
| Do you serve as your ownGeneral Contractor? | Yes No |
| Additional notes about this rehab: |  |
| Bridge Loan Details |
| Property Sale Strategy: | Property is NOT listed; I am not planning to list the property for saleProperty is NOT listed; Will List within month(s) at a Listing Price of $ Property IS currently listed; Listing Price: $  |
| Other Loan Payoff Strategy: | I will payoff this loan with cash within month(s)I will refinance this loan within month(s) through the following lender(s): |
| Other |
| How long do you plan to hold this property? |  | year(s) |
|  |
| Other than described above, how will the loan funds be used? |  |
| Please state in your own words that you do not intend to occupy any properties financed using proceeds from this loan, and that you understand this is a loan for business purposes only. |  |

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| Please provide any additional information which may be valuable for lender consideration |
| Broker/Referral Info(to be completed by broker) |
| Name |  |
| Email Address |  |
| Phone |  |
| Approved broker number |  |
| Loan Program |
| Fixed | No Balloon 30 (30 year fixed – 5 yr PPP) |
| 7/1 ARM |  |  | No Balloon 7/1 PP5 (30 year – 7/1 ARM – 5 yr PPP) |  | LTRFlex (30 year – 3/1 ARM – 3 yr PPP) |
|  | No Balloon 7/1 PP3 (30 year – 7/1 ARM – 3 yr PPP) |
| Interest Only | 24 mos Bridge (12 mos interest only – 12 mos automatic renewal) |
|  |  |

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) 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 this information contained 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, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property 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 residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the application, and I am obligated 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) in the event that my payments on the Loan become delinquent, the Lender, 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) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender 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; and (11) 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.

Acknowledgement. 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.

I confirm that the above information is correct and authorize Visio Lending (“Lender”) and/or Broker listed above to verify any and all information necessary to process my mortgage loan application. I further authorize Lender/Broker to order a consumer credit report and verify other credit information. I further authorize Lender/Broker to verify bank statements directly with the banking institution. A copy of this form will also serve as authorization.

Borrower Date