*F u n d i n g E d g e*

##### *Commercial Real Estate & Biz’ Finance*

Application - Commercial Real Estate

* We specialize in Business & Commercial Real Estate Financing
* Small Balance, Soft Money, Conventional, & Private Money
* A - D credit options
* Good, Bad & Ugly Situations

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* It is important to fill out completely
* Complete & SIGN Certification/Authorization
	+ - Wet INK Signature – *not digital*
* ID – such as Driver’s License *or* Passport

Forward Completed application via Fax or Email:

fax (210) 280-0069

Email newapps@power2fund.com *for the fastest processing.*

 *If you have any questions, please feel free to give us a call at (210) 249-2111*

 *or email Customer Service* *cs@fundingedge.com**.*

***(Real Estate Application Continued)* page 1 of 4 (**Ref Code co )

Application – Commercial Real Estate

***Referring Broker/Affiliate*** *(if applicable)*  *Phone #s:*

*Points Requested:*        *Outside Fee Agreement?*       *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:***       *Marital Status: Married, Single, Widow, Separated, Divorced*

*Household Income (yearly) $*        *Total Assets $*        *Total Liabilities $*

*% of Ownership:*       *Are you a US Citizen?:*       Are you a Foreign National?:

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

*Address:*        *City:*       *State:*       *Zip:*

Contact Info:*Office:*        *Cell:*        *Home:*

***Email:***       *Marital Status: Married, Single, Widow, Separated, Divorced*

*Household Income (yearly) $*        *Total Assets $*        *Total Liabilities $*

*% of Ownership:*       *Are you a US Citizen?:*       Are you a Foreign National?:

**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:

*If Purchase:* Down Payment: $       Seller/Carry Back: $       Additional funds to put down: $

*If Refinance:* Original Purchase Price: $       Funds Invested Into Property Since Purchase: $

**Property Type:**  Retail/Office  Multi-Family Warehouse Mix-Use Light Industrial Self Storage Car Wash

 5+ Units Automotive RV Park Mobile Home Park Day Care Church Restaurant - *Stand Alone?* *Yes* / *No*

 Funeral Home Assisted Living / Nursing Home Air B&B or B&B Raw Land Development Ranch / Farm

 Cannabis Use Hemp Motel / Hotel - *flagged? Yes* /  *No* Investment Property 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):

 *Describe the property in detail)*

***(Real Estate Application Continued)* page 2 of 4**

***PROVIDE DIGITAL PICTURES OF INTERIOR & EXTERIOR*** *AND/OR* ***Copy of 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 the property is being Renovated or Under Development, what is the Projected Value $

If Construction are all Entitlements and Approvals in Place?       *Are Permits Ready to be Pulled?*

*If not, where are you in the process, timing, and what are the costs?*

**Amount Owed:** First Lien: $       D*ate Due:*

 Second Lien: $       D*ate 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*:
* **The population of County:**       \_ **Population of City:**
* **Are there any known environmental issues with the property?** *Yes / No*If Yes, provide more info or a copy of the Environmental.
* **How would you rate your credit? *(on a scale of 1 to 10):***       …….Scores
* **Time constraints on the loan and reason**:
* **Interest Rate Range Desired:**       Length of Term Requested:
* **Exit Strategy:** (How do you plan on paying off the loan?):
* **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       # of Employees      Dunn & Bradstreet #

 **Revenues *Gross****: 2020 $*       *2021 $*       *Year to Date-2022 $*      *(thru*       */ month)*

***Net:*** *2020 $*       *2021 $*       *Year to Date-2022 $*      *(thru*       */ month)*

 Average Bank Balance       Average Deposits Monthly       Average NSF's

***(Real Estate Application Continued)* Page 3 of 4**

**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)**

 Insurance

 | Type of | Present | Amount of | Gross | Mortgage | Maintenance | Net

Property Address | Property | Market Value | Mortgages & Liens | Rental Income | Payments | Taxes & Misc. | Rental Income

 | | | | | | |

      |      |$      |$      |$      |$      |$      | $

 | | | | | | |

      |      |$      |$      |$      |$      |$      | $

 | | | | | | |

      |      |$      |$      |$      |$      |$      | $

 | | | | | | |

      |      |$      |$      |$      |$      |$      | $

 | | | | | | |

      |      |$      |$      |$      |$      |$      | $

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      |      |$      |$      |$      |$      |$      | $

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      |      |$      |$      |$      |$      |$      | $

 | | | | | | |

      |      |$      |$      |$      |$      |$      | $

 TOTALS |$ |$ |$ |$ |$ |$

**Describe Commercial Properties in further detail:**

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

***(Real Estate Information Sheet Continued)Page 4 of 4***

**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 the information is TRUE, COMPLETE, and ACCURATE. I/We further hold FundingEdge harmless of any misrepresentation on the *Financing Application* or other documents.

1. I/We understand and agree that FundingEdge reserves the right to verify information provided.
2. I/We understand that FundingEdge is acting as my/our correspondent and further acknowledge that all disclosures required by law concerning the *Financing* are to be provided by the lender or financing entity, NOT FundingEdge.

**Authorization**

To Whom It May Concern:

1. I am / We are applying for *Financing*. Aspart of the application process, FundingEdge or its assigns are authorized to act on my/our behalf in obtaining the *Financing.*
2. FundingEdge or its assigns may verify the information in my/our application and other documents provided in connection with the *Financing*. I/We authorize you to provide to FundingEdge, 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 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 to share personal, financial, and property information with lenders, investors, or assigns in the placement of my/our financing request.
4. A copy, faxed, or emailed copy of this Authorization may be accepted as an original.

**COMPANY NAME** *(If Applicable)*

***Borrower***

Borrower’s Name - PRINTED Signature – wet ink - not digital Date

SS#       DOB       Address

***Co - Borrower***

Borrower’s Name - PRINTED Signature – wet ink - not digital Date

SS#       DOB       Address