



Borrower Required Documents

Please complete and sign the attached documents as indicated and return to your processor via email.

Please complete the following forms with your personal information as the signor on behalf of your entity

1. Commercial Business Purpose Loan Application
 - In addition, authorized signor must complete Addendum B-1
2. Credit Authorization Form
3. Privacy Choices
4. Privacy Notices
5. Most recent two years tax returns **(all pages)**
6. Most recent three months' complete bank statements **(all pages)**

COMMERCIAL BUSINESS PURPOSE LOAN APPLICATION

IMPORTANT: Read these instructions before completing this application.

Applicants should complete this form (including the referenced addenda) as “Borrower” or “Co-Borrower,” as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when the income or assets of a person other than the Borrower (including the Borrower’s spouse) will be used as a basis for loan qualification or the income or assets of the Borrower’s spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

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

_____ Co-Borrower

SECTION A: CREDIT REQUESTED			
Intended loan purpose and use of loan proceeds shall be set forth on a separate “Certificate of Business Purpose”.	Loan Purpose: <input type="checkbox"/> Purchase (to be remodeled and sold) <input type="checkbox"/> Refinance (to be remodeled and sold) <input type="checkbox"/> Financing of rental (income) property <input type="checkbox"/> Construction		
Borrower or Co-Borrower means an “applicant” for a potential loan. Even when this loan application is completed, it is not a loan commitment for a loan on the requested terms or on any other terms. Any “loan commitment” must expressly state that it is a commitment to make a loan on specified terms and it must be in writing signed by the lender or by the lenders’ broker.			
SECTION B: BORROWER INFORMATION AND COMPLETION INSTRUCTIONS			
The “Borrower” or “Co-Borrower” listed in this application must be the persons who will be obligated on, and who will sign, the promissory note at or before the closing of the loan. Therefore, if the “Borrower” or “Co-Borrower” is a corporation, Limited Liability Company (“LLC”); partnership, limited partnership, trust or estate, or other entity, the information below must be regarding the entity applying for the loan and not regarding any partner, managing member, trustee, etc. In addition to a person who signs a written guaranty for the loan, any person who gives additional security for the loan who is not a Borrower or Co-Borrower signing the promissory note, is also a guarantor. Guarantors must complete a separate addendum B-1 to this loan application.			
Borrower is a/an: <input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Nonprofit entity <input type="checkbox"/> Gov’t Entity <input type="checkbox"/> Trust <input type="checkbox"/> Other (Specify) _____			
Legal Name of Borrower (Entity Name or Last Name, if Individual)	First Name (If Individual)	DBA Name (where applicable)	
Legal Name of Co-Borrower (Entity Name or Last Name, if Individual)	First Name (If Individual)	DBA Name (where applicable)	
If Entity, State of Organization	Date of Filing to Organize	Filing Locations	SSN/TIN No.
Principal Place of Business Address (not a P.O. Box)	City		State & Zip Code

Mailing Address (if different from the above)		City		State & Zip Code
Main Contact Phone Number	Cell Phone	Fax		E-mail address
Secondary Contact Phone Number	Cell Phone	Fax		E-mail address
How many years of experience do you have buying and selling real estate?				

If Borrower(s) is an individual or individuals applying for joint credit, the Borrower and Co-Borrower should complete addendum B-1.

If Borrower is an entity: (1) for an LLC, each member who owns 20% or more interest and each managing member; or (2) each limited partner who owns 20% or more interest and each general partner; or (3) each stockholder owning 20% or more of voting stock, please complete addendum B-1.

“Guarantors” and any person who is not the borrower executing the promissory note but who will be providing a written guaranty (secured or unsecured) or who will be giving (hypothecating) security for the Borrower’s loan, must complete addendum B-1.

SECTION C: SCHEDULE OF COLLATERAL OFFERED BY BORROWER

Collateral Address or Legal Description	Type of Property	Value	Total Liens	Ownership Status of this Applicant	Current Record Owner (vested title) of Property (included percentage or interest between cotenants and joint tenants)
Property # 1:		\$	\$	<input type="checkbox"/> Purchasing <input type="checkbox"/> Owned	
Property # 2:		\$	\$	<input type="checkbox"/> Purchasing <input type="checkbox"/> Owned	
Property # 3:		\$	\$	<input type="checkbox"/> Purchasing <input type="checkbox"/> Owned	

Use Additional Sheet if Necessary

Existing Liens on Collateral

Current Lender	Rate of Interest	Monthly Payment	Maturity Date	Status of Lien at the Close of Escrow	Current use of the Property and any proposed change in use after closing:	Source of down payment, if applicable
Property # 1:		\$		<input type="checkbox"/> To be paid off <input type="checkbox"/> To remain on Property		
Property # 2:		\$		<input type="checkbox"/> To be paid off <input type="checkbox"/> To remain on Property		
Property # 3:		\$		<input type="checkbox"/> To be paid off <input type="checkbox"/> To remain on Property		

Name of vested owner and manner of holding title to each listed property that will be collateral for the loan at the close of escrow:

Will any person other than the Borrower or Co-Borrower (who will sign the note), provide security for the loan? Yes No

If “yes”, please have such person(s) providing the security complete Addendum B-1 (Guarantors).

Use Additional Sheet if Necessary

SECTION D: Details of Transaction	
A. Purchase Price	\$
B. Alterations, improvements, repairs	\$
C. Land (if acquired)	\$
D. Refinance (incl. debts to be paid off)	\$
E. Estimated prepaid items	\$
F. Estimated closing costs	\$
G. PMI, MIP, Funding Fee	\$
H. Discount (if Borrower will pay)	\$
I. Total costs (add items A through H together)	\$

SECTION E: Declarations				
If you answer "Yes" to any questions below, A through E, please use continuation sheet for explanation.	Borrower		Co-Borrower	
	A. Are there any outstanding judgments against you?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes
B. Have you been declared bankrupt within the past 7 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. Have you had property foreclosed upon or given title or a deed in lieu thereof in the past 7 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
D. Are you a party to a lawsuit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, short sale or judgment?*	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

*This would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes", provide details on an attached signed page, including date, name, and address of Lender, FHA or VA case number, if any, and reasons for the action.

SECTION F: List all authorized signers (Borrower, Co-Borrower and/or Guarantors) for this application				
Name	Title	<input type="checkbox"/> Borrower <input type="checkbox"/> Co-Borrower <input type="checkbox"/> Guarantor <input type="checkbox"/> Signer		SSN or TIN#
Street Address		City	State	Zip Code
Name	Title	<input type="checkbox"/> Borrower <input type="checkbox"/> Co-Borrower <input type="checkbox"/> Guarantor <input type="checkbox"/> Signer		SSN or TIN#
Street Address		City	State	Zip Code
Name	Title	<input type="checkbox"/> Borrower <input type="checkbox"/> Co-Borrower <input type="checkbox"/> Guarantor <input type="checkbox"/> Signer		SSN or TIN#
Street Address		City	State	Zip Code
Name	Title	<input type="checkbox"/> Borrower <input type="checkbox"/> Co-Borrower <input type="checkbox"/> Guarantor <input type="checkbox"/> Signer		SSN or TIN#
Street Address		City	State	Zip Code
Name	Title	<input type="checkbox"/> Borrower <input type="checkbox"/> Co-Borrower <input type="checkbox"/> Guarantor <input type="checkbox"/> Signer		SSN or TIN#
Street Address		City	State	Zip Code

Use Additional Sheet if Necessary

Information for Government Monitoring Program

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

Not Applicable

Borrower	<input type="checkbox"/> I do not wish to furnish this information	Co-Borrower	<input type="checkbox"/> I do not wish to furnish this information
Ethnicity:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Ethnicity:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
Race:	<input type="checkbox"/> American Indian <input type="checkbox"/> Asian <input type="checkbox"/> Black <input type="checkbox"/> Hawaiian or Pacific Islander <input type="checkbox"/> White	Race:	<input type="checkbox"/> American Indian <input type="checkbox"/> Asian <input type="checkbox"/> Black <input type="checkbox"/> Hawaiian or Pacific Islander <input type="checkbox"/> White
Sex:	<input type="checkbox"/> Male <input type="checkbox"/> Female	Sex:	<input type="checkbox"/> Male <input type="checkbox"/> Female

To be completed by Loan Originator:
 This information was provided:
 In a face-to-face interview
 In a telephone interview
 By the applicant and submitted by fax or mail
 By the applicant and submitted via e-mail or the Internet

Loan Originator's Signature X	Date
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Loan Originator's Name (print or type)	Loan Originator Identifier	Loan Originator's Phone Number (including area code)
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Loan Origination Company's Name	Loan Origination Company Identifier	Loan Origination Company's Address
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Use this continuation sheet if you need more space to complete this Business Purpose/Commercial Loan Application. Mark B for Borrower or C for Co-Borrower, where applicable.	Borrower	Loan Number
	Co-Borrower	Loan Number



SECTION F: Acknowledgement and Agreement

Each of the undersigned specifically represents the following to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, investors, 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; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage(s) or deed(s) of trust on the property or properties described in this application; (3) the property or properties 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 business purpose loan; (5) the property or properties will be occupied or used 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, b

rokers, insurers, investors, 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 credit 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 anyone on Lender's behalf has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property. I understand that, even if I was provided with a copy of the Lender's appraisal, I cannot rely on that that appraisal which was obtained solely for the Lender's information and use; (11) this application, so long as it is prepared by me (or at my direction) and submitted by me, shall entitle Lender to rely upon it, even if not signed by me, and 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; (12) Lender will retain this application and any other credit information Lender receives, even if no loan or credit is granted; (13) Lender is authorized by me to provide to any insurer, lender, or investor, or their successors, with any information and documentation they may request with respect to my/our application, credit or loan; (14) Lender may rely on the representations set forth herein without verifying the information provided by the borrower; (15) the term "Lender" shall include the plural ("Lenders") where more than one Lender makes, funds or purchase my loan.

Borrower: _____ Date: _____ By: _____
Borrower: _____ Date: _____ By: _____

**ADDENDUM B-1 TO BUSINESS PURPOSE/COMMERCIAL LOAN APPLICATION
PERSONAL FINANCIAL STATEMENT FOR BORROWER, CO-BORROWER, OR GUARANTORS**

Complete this form for all Borrowers, Co-Borrowers, and Guarantors.

The undersigned is acting as:

Borrower; Co-Borrower; Guarantor.

The undersigned's relationship to the Borrower is as follows (pick all applicable answers):

Individual Proprietor; Partnership General Partner; Partnership Limited Partner;
 Shareholder of Corporation; LLC managing member; Principal Owner of LLC ____%.

The undersigned is executing this form in the capacity set forth above.

Name		Business Phone
Residence Address		Residence Phone
		Cell Phone
City	State	Zip Code

Business Name of Applicant/Borrower

Assets	Liabilities
<input type="checkbox"/> Refer to attached Financial Statement	
Cash on hand in Banks \$	Accounts Payable \$
Savings Accounts \$	Notes Payable to Banks and Others \$ (Describe in Section 2)
Automobile-Present Value \$	Installment Account (Auto) \$ Monthly Payment \$
Accounts & Notes Receivable \$	Installment Account (Other) \$ Monthly Payment \$
Life Insurance-Cash Surrender Value Only (Complete Section 8) \$	Loan on Life Insurance \$
Real Estate \$ (Describe in Section 4)	Mortgages on Real Estate \$ (Describe in Section 4)
Stocks and Bonds \$ (Describe in Section 3)	Unpaid Taxes \$ (Describe in Section 6)
IRA or Other Retirement Account \$	Other Liabilities \$ (Describe in Section 7)
Other Personal Property \$ (Describe in Section 5)	Other Personal Property/Assets \$ Liabilities (Describe in Section 5)
Other Assets \$ (Describe in Section 5)	
Total Assets \$	Total Liabilities \$
Total Net Worth \$	

Section 1			
Source of Income		Contingent Liabilities	
Salary	\$	As Endorser or Co-Maker	\$
Net Investment Income	\$	Legal Claims & Judgments	\$
Real Estate Income	\$	Provision for Federal Income Tax	\$
Other Income (Describe Below*)	\$	Other Special Debt	\$

Description of Other Income in Section 1

* Alimony or child support payments need not be disclosed in "Other Income" unless it is desired to have such payments counted toward total income.

Section 2

Notes Payable to Banks and Others
(Use attachments if necessary. Each attachment must be identified as part of this statement and signed.)

Name and Address of Noteholder(s)	Original Balance	Current Balance	Payment Amount	Frequency (Monthly, Etc.)	How Secured or Endorsed Type of Collateral

Section 3

Stocks and Bonds
(Use attachments if necessary. Each attachment must be identified as a part of this statement and signed.)

Number of Shares	Name of Securities	Cost	Market Value Quotation/Exchange	Date of Quotation/Exchange	Total Value

Section 4

Real Estate Owned
(List each parcel separately. Use attachment if necessary. Each attachment must be identified as a part of this statement and signed.)

	Property A	Property B	Property C
Type of Property			
Address			
Date Purchased			
Original Cost			
Present Market Value			
Name & Address of Mortgage Holder			
Mortgage Account Number			
Mortgage Balance			
Amount of Payment per Month/Year			
Status of Mortgage			

Section 5

Other Personal Property and Other Assets

(Describe, and if any is pledged as security, state name and address of lien holder, amount of lien, terms of payment and if delinquent, describe delinquency.)

Section 6

Unpaid Taxes

(Describe in detail, as to type, to whom payable, when due, amount, and to what property, if any, a tax lien attaches.)

Section 7

Other Liabilities

(Describe in detail)

Section 8

Life Insurance Held

(Give face amount and cash surrender value of policies – name of insurance company and beneficiaries)

Employment Information

Name of Employer Self Employed

Address of Employer

Dates Employed (from – to)

Position/Title/Type of Business

Business Phone

If employed in current position for less than two years or if currently employed in more than one position, complete the following.

Name of Employer Self Employed

Address of Employer

Dates Employed (from – to)

Position/Title/Type of Business

Business Phone

Name of Employer Self Employed

Address of Employer

Dates Employed (from – to)

Position/Title/Type of Business

Business Phone

I authorize Broker and/or Lender(s) to make inquiries as necessary to verify the accuracy of the statements made above and to determine my creditworthiness. I certify the above and the statements contained in the attachments are true and accurate as of the stated date(s). These statements are made for the purpose of either obtaining a loan or guaranteeing a loan. I understand FALSE statements may result in civil actions for fraud and damages and possible prosecution any law enforcement agency having jurisdiction to do so.

Signature:

Date:

Social Security or F.I.N. Number:



BORROWER CREDIT AUTHORIZATION

The undersigned has applied for a mortgage loan with Anchor Loans. In applying for the loan, a loan application was completed containing information regarding the purpose of the loan, the amount applied for, employment and income information, and assets available. I/We certify that no misrepresentations have been made, no pertinent information has been omitted, and all of the information is true and complete.

The undersigned fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

The undersigned hereby authorizes Anchor Loans, and any investor to whom Anchor Loans may sell my mortgage, to obtain a credit history report from one or more credit reporting agencies. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns.

VM Capital Partners Inc.maintains the confidentiality of private information gathered from your loan applications such as information regarding the purpose of the loan, the amount applied for, employment and income information, and assets available. Your information is not shared with non-affiliates (companies outside our organization) for any type of marketing purpose.

However, please be informed that in the nature of mortgage lending, it may become necessary for VM Capital Partners, Inc to share your information with a third party lender to secure additional financial resources for your loan.

A copy of this authorization may be accepted as an original.

As evidenced by signing below, I/we certify that the above statements are understood and agreed to.

BORROWER	CO-BORROWER
Name _____	Name _____
Address _____ _____	Address _____ _____
Date of Birth _____	Date of Birth _____
Social Security No. _____	Social Security No. _____
Driver's License No. _____	Driver's License No. _____
Signature _____	Signature _____
Date _____	Date _____



IMPORTANT PRIVACY CHOICES FOR CONSUMERS

You have the right to control whether we share some of your personal information. Please read the following information carefully before you make your choices below.

Your Rights

You have the following rights to restrict the sharing of personal and financial information with our affiliates (companies we own or control) and outside companies that we do business with. Nothing in this form prohibits the sharing of information necessary for us to follow the law, as permitted by law, or to give you the best service on your accounts with us. This includes sending you information about other products and services.

Your Choices

Restrict Information Sharing with Companies We Own or Control (Affiliates): Unless you select "No", we may share personal and financial information about you with our affiliated companies.

NO, please do not share personal and financial information with your affiliates.

Restrict Information Sharing with Other Companies We Do Business With to Provide Financial Products and Services: Unless you select "No", we may share personal and financial information about you with outside companies we contract with to provide financial products and services to you.

NO, please do not share personal and financial information with outside companies you contract with to provide financial products and services.

----- **Time Sensitive Reply**

You may make your privacy choice(s) at any time. Your choice(s) marked here will remain unless you state otherwise. However, if we do not hear from you we may share some of your information with affiliated companies and other companies with whom we have contracts to provide products and services.

Name _____

Account or Policy No(s) _____ [To be completed by consumer]

Signature _____

Date _____

Please do the following:

(1) Fill out, sign and send this form back to us using the envelope provided (you may want to make a copy for your records). [mandatory]

PRIVACY NOTICE

GLB and Fair Credit Reporting Act

VM Capital Partners, Inc maintains the confidentiality of private information gathered from your loan applications such as information regarding the purpose of the loan, the amount applied for, employment and income information, and assets available. Your information is not shared with non-affiliates (companies outside our organization) for any type of marketing purpose.

However, please be informed that in the nature of mortgage lending, it may become necessary for VM Capital Partners to share your information with a third party lender to secure additional financial resources for your loan.

BORROWER

Name _____
Signature _____
Date _____

CO-BORROWER

Name _____
Signature _____
Date _____



Dear Prospective Borrower –

You are currently applying for a loan for investment purposes. In order to facilitate a timely response to your request, a handwritten original Letter of Experience (LOE) and Use of Funds (UOF) is required. This letter must be composed by the borrower directly, the borrower's own handwriting and signed and dated. Your letter should be kept to one page and must contain the following information:

1. What is the purpose of your request for a position loan?
2. How many investor rehab projects have you participated in?
3. How many in the last 12 months?
4. What is your exit strategy for this loan and how long does it typically take?
5. Please state in your own words that you do not intend to occupy this property as your primary residence or intend to hold it as a rental and that you understand this is a loan for business purposes.
6. Please hand write the following at the end of your letter (above your signature):

I realize the lender, broker and assignees rely upon this information. I declare under penalty of perjury under the laws of the state of California the foregoing is true and correct.