



U.S. Invest Management

3105 NW 107th Avenue, Suite 401, Doral, FL 33172

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Loan Application

I. Loan Overview

Borrower Name	_____	Loan Amount Requested	_____
Loan Product	Bridge - Fix and Flip	Loan Term Requested	12 Months
Loan Type	Purchase	Current Debt Amount (if refi)	_____

II. Property Details

Address	_____	City	_____	State	_____	Zip	_____
Property Type	Single Family	Number of Units	_____	Acquisition Date	_____		

Valuation

Purchase Price/Acquisition Assignment	_____	Annual Taxes	_____
Fee (if any)	_____	Annual Insurance	_____
Current "As-Is" Value (estimated)	_____	Annual HOA (if any)	_____
"As Completed" Value / ARV (if rehab is being performed)	_____	Annualized Rent Collected (if any)	_____

Questionnaire

a. Is this a distress sale (e.g., foreclosure, short sale auction)?	a. Yes	_____	No	_____
b. Is there a contract assignment or situation where seller is not holding title?	b. Yes	_____	No	_____
c. Will this property be occupied at any time by any owner or guarantor?	c. Yes	_____	No	_____
d. Will this property be managed by a property manager?	d. Yes	_____	No	_____
e. Are there any lawsuits outstanding against this property?	e. Yes	_____	No	_____
f. Is this property subject to any default or foreclosure proceedings?	f. Yes	_____	No	_____
g. Are there any known environmental issues?	g. Yes	_____	No	_____

III. Renovation and Construction (Skip, if no rehab needed)

Construction Budget (\$)	_____	a. Is a building permit required?	Yes	_____	No	_____
		b. Is the usage of the property changing?	Yes	_____	No	_____

IV. Project Description (Please provide a brief description of planned changes to the existing property in the space below)

V. Individual Owner and Guarantor Information

	Guarantor 1	Guarantor 2
Name		
Equity Ownership %		
SSN		
Date of Birth		
Present Address		
Phone		
Email		
Credit Score		
Liquid Assets (\$)		
Marital Status		
Number of rentals currently owned		
Number of years managing rentals		
Number of prior projects completed		

Declarations

	Guarantor 1	Guarantor 2
a. Are you a US Citizen?	a. Yes ☐ No ☐	a. Yes ☐ No ☐
b. If you are not a US Citizen, are you a permanent resident alien?	b. Yes ☐ No ☐	b. Yes ☐ No ☐
c. Have you even been convicted of, or plead guilty, to a criminal offense?	c. Yes ☐ No ☐	c. Yes ☐ No ☐
d. Are there any outstanding judgment or lawsuits against you, the borrowing entity or any entity in which you are the principal?	d. Yes ☐ No ☐	d. Yes ☐ No ☐
e. Have you, the borrowing entity or any entity in which you are the principal been named as a defendant in any litigation within the past five years?	e. Yes ☐ No ☐	e. Yes ☐ No ☐
f. Have you, the borrowing entity or any entity in which you are the principal had a property foreclosed upon or given title or deed in lieu thereof in the past five years?	f. Yes ☐ No ☐	f. Yes ☐ No ☐
g. Have you, the borrowing entity or any entity in which you are the principal presently delinquent or in default on any loan, financial obligation, bond or loan guarantee?	g. Yes ☐ No ☐	g. Yes ☐ No ☐
h. Have you, the borrowing entity or any entity in which you are the principal filed for bankruptcy in the past five years?	h. Yes ☐ No ☐	h. Yes ☐ No ☐
i. Are you aware of any potential litigation involving the borrowing entity or the collateral property?	i. Yes ☐ No ☐	i. Yes ☐ No ☐
j. Are any tax returns of yours, the borrowing entity or any entity in which you are the principal currently being contested?	j. Yes ☐ No ☐	j. Yes ☐ No ☐

VI. Disclosures and Acknowledgment

It is a crime to knowingly falsify information on this application.

Each of the undersigned specifically represents to US Invest Management, LLC and to US Invest Management potential agents, affiliates, subsidiaries, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that:

- (1) the information provided in this application and its associated addenda 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 or its addenda, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under 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 collateral 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 mortgage loan;
- (5) the collateral property will be used for the purposes indicated in this application;
- (6) US Invest Management, 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) US Invest Management and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in this 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, US Invest Management, 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 US Invest Management 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, 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.

Authorization to Obtain and Release information

The undersigned hereby understands and consents that, during the review of this loan request, US Invest Management, LLC and/or its subsidiaries and affiliates will conduct due diligence and/or background investigations on the individuals listed in this application. By signing below, the undersigned expressly authorizes US Invest Management to gather financial, credit, background, reference, and other information for the purposes of reviewing this loan request. Additionally, the undersigned authorizes US Invest Management to share such information with affiliates or third parties as a matter of course during the due diligence process. In connection with any such due diligence, US Invest Management is authorized to disclose to affiliates and/or third parties any and all documents and information necessary to complete its investigations. Other than for the necessary business purposes of US Invest Management, all personal and/or non-public information of the undersigned will be treated by US Invest Management as strictly confidential and will not be shared with third parties.

Credit Report Authorization

I hereby authorize US Invest Management, LLC and/or its subsidiaries and affiliates to obtain a copy of my credit report from a credit reporting agency of US Invest Management choice. I understand that US Invest Management intends to use the credit report to determine whether to extend credit to me and, if so, upon what terms. I understand that an inquiry will appear on my credit report as a result of this action. I authorize the credit reporting agency to use a copy of this form to request and obtain any information deemed necessary to complete my credit report and further authorize US Invest Management Private Lending and all third parties to provide requested information to the credit reporting agency in the fulfillment of this loan application request.

Business Purpose Affidavit

The undersigned hereby specifically represent to US Invest Management that (1) no owner or guarantor will occupy this property as a residence and (2) this loan will be used primarily for business and commercial purposes and not for personal or consumer use.

Notice of Right to Receive Appraisal Report

You have the right to receive a copy of any appraisal report obtained in connection with this application. If you would like to receive a copy, please email your original US Invest Management contact/broker. We must hear from you no later than 90 days after the date that we notify you of the action taken on your application or that you withdraw your application. In your email, please provide your name and mailing address, as well as the address of the property on which the appraisal was performed. If you have not previously paid for the cost of the appraisal, you will be required to do so before your request is fulfilled.

Signatures

Guarantor 1	Signature	_____	Date	_____
Guarantor 2	Signature	_____	Date	_____

 **SEND**