

# Equity Lending, LLC

11709 Reisterstown Road • Reisterstown, MD 21136

410 – 833 – 7995 • 410 – 833 – 7996 FAX

www.equityexperts.com

## APPLICATION FOR SHORT-TERM INVESTMENT/COMMERCIAL LOAN

### ENTITY PURCHASING PROPERTY:

Name of Entity \_\_\_\_\_ Tax ID # \_\_\_\_\_

Type of Entity \_\_\_\_\_ Years of Operation \_\_\_\_\_

Mailing Address \_\_\_\_\_

### INDIVIDUAL INFORMATION:

Name \_\_\_\_\_ SSN \_\_\_\_\_ DOB \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

Mailing Address \_\_\_\_\_

E-mail Address \_\_\_\_\_ Marital Status \_\_\_\_\_

Spouse's Name \_\_\_\_\_ SSN \_\_\_\_\_ DOB \_\_\_\_\_

How's your credit?    OK (under 620) \_\_\_\_    Fair (621 - 680) \_\_\_\_    Great (above 681) \_\_\_\_

Are there any outstanding judgments against you?    Yes     No

Have you been declared bankrupt within the past 7 years?    Yes     No

Have you had property foreclosed upon or given title or deed  
in lieu thereof in the past 7 years?    Yes     No

Are you a party to a lawsuit?    Yes     No

### ADDITIONAL INFORMATION:

Employer \_\_\_\_\_ Title \_\_\_\_\_

Employer Address \_\_\_\_\_

Employer Phone \_\_\_\_\_ Salary \_\_\_\_\_ How Long Employed \_\_\_\_\_

Do you own other rental properties?    Yes  No     If Yes, how many properties / units \_\_\_\_/\_\_\_\_

List Addresses: \_\_\_\_\_

Number of rehabs completed \_\_\_\_\_

Total cash reserves or available lines of credit    Cash \$ \_\_\_\_\_    Lines of Credit \$ \_\_\_\_\_

Do you have any existing hard money loans?    Yes  No

If Yes, how many? \_\_\_\_    Total balance \_\_\_\_\_

# Equity Lending, LLC

## APPLICATION FOR SHORT-TERM INVESTMENT/COMMERCIAL LOAN

### SUBJECT PROPERTY

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Subject property is: Detached  Attached / Row house

Any board-ups on street? Yes  No  If Yes, how many? \_\_\_\_\_ Any next to yours? Yes  No

Do you have the property under contract? Yes  No

What is your exit strategy? (check one)

Buy the Property, Rehab & Resell using conventional finance methods.

Buy the Property, Rehab, Refinance and Hold as a Rental Property.

Buy the Property, and then sell to another investor.

Other (explain) \_\_\_\_\_

Deal Info		Office Use Only
After Repaired Value (ARV)		
Repair Estimate		
Purchase Price		
Desired Loan Amount		
Loan to Value (LTV) = Loan/ARV		
<b>Anticipated Profit</b>		
Acquisition Cost (purchase + closing)		
Cost of Loan (# of months X monthly pmt.)		
Closing Cost for Sale (taxes, title, etc.)		
Commissions (if applicable)		
Other Cost		
<b>TOTAL COST</b>		
<b>Expected Sales Price</b>		
From (check one): Appraisal		
Comparisons		
Square footage		
Others		
<b>EXPECTED PROFIT</b>		

# Equity Lending, LLC

## REPAIRS ESTIMATE FORM

Item	Check all that apply	Total Estimated Cost
ROOF	Shingle _____ Slate _____ Flat _____	\$ _____
EXTERIOR	Vinyl Siding _____ Paint _____ Other _____	\$ _____
LANDSCAPING		\$ _____
HVAC	Ductwork _____ Furnace _____ CAC _____ Boiler _____	\$ _____
ELECTRIC	Panel box _____ Re-wire _____ Fixtures _____ Outlets/switches _____	\$ _____
PLUMBING	Repair _____ Replace _____	\$ _____
WINDOWS/DOORS	Replace # _____ windows Replace # _____ doors Replace # _____ exterior doors	\$ _____
KITCHEN	Renovate - Full _____ Partial _____ Stove _____ Microwave _____ Fridge _____ Dishwasher _____	\$ _____
BATH(s)	Renovate - Full _____ Half _____	\$ _____
DRYWALL/INT.PAINT		\$ _____
FLOORING	Carpet _____ Hardwood _____ Laminate _____ Ceramic tile _____ Vinyl Tile _____ Linoleum _____	\$ _____
STRUCTURAL / FOUNDATION	Explain: _____ _____	\$ _____
OTHER		\$ _____

# Equity Lending, LLC

## Borrower Credit & Appraisal Authorization

**Submit COMPLETE application\* with an executed sales contract**  
*(\*In some cases a prepaid appraisal maybe required)*

### LOAN INFORMATION

Purchase Price	After Repair Value	Loan Amount	Interest Rate	Lien Position	Rehab Loan		
					Escrow	Interest Rate	No. Months

### BORROWER INFORMATION

Borrower		SS#	Co-Borrower		SS#
Address			Address		
City, State, Zip			City, State, Zip		
Phone	E-mail		Phone	E-mail	
Employer			Employer		
Position		Monthly Income	Position		Monthly Income

### SUBJECT PROPERTY

Property Street Address (City, State, Zip)		
County		Year Built
Legal Description (Attach description if necessary)		Ground Rent (if any)
Title will be held in what name(s)?		
Hazard Insurance Company		Policy Number
Ground Rent Holder (If any)		Phone

# Equity Lending, LLC

## APPLICATION FOR SHORT-TERM INVESTMENT/COMMERCIAL LOAN

### AUTHORIZATIONS

BORROWER and/or TRUSTEE authorizes **Equity Lending, LLC** to order a consumer credit report (at no charge to borrower) and property title search (paid for by borrower). It is understood that a copy of this form will serve as authorization to pull a consumer credit report now or anytime in the future at the Lender's discretion during the term of the loan. I/We certify that everything stated in this application and any attached documents is true and correct.

BORROWER and/or TRUSTEE, intending to be legally bound, hereby irrevocably agree(s) not to circumvent, avoid, bypass, or obviate **Equity Lending, LLC**, directly or indirectly, to avoid payment or fees, commissions, or any other form of compensation in any transaction with any entity or individual revealed by **Equity Lending, LLC** to BORROWER and/or TRUSTEE, in connection with any project, including this application for mortgage. Nor shall BORROWER and/or TRUSTEE disclose or otherwise reveal, to any third party, any information provided by **Equity Lending, LLC** concerning any entity involved in this transaction without the specific written consent of **Equity Lending, LLC**.

BORROWER and/or TRUSTEE agree(s) that by signing below **Equity Lending, LLC** is authorized to order an appraisal report on the subject property described above. I/We understand and take responsibility for all costs of the appraisal at the time of inspection. I/We understand that if a closing does not occur, I/We are still responsible for the cost of the appraisal and title services.

This agreement shall be valid for a period of one (1) year from the date of this application. In the event of circumvention, either intentionally or unintentionally, **Equity Lending, LLC** shall be entitled to a legal monetary penalty equal to the maximum services fee it should realize from such transaction, including all legal expenses in the recovery of funds. This agreement shall be binding on the parties hereunder signed, their successors, heirs, and assigns.

This agreement stands alone and is not joined, combined, or connected to any other non-circumvention/non-disclosure agreement and shall not be voided by the expiration of any other non-circumvention/non-disclosure agreement regardless of whether or not any expired agreement may or may not INVOLVE the same parties in any fashion.

\_\_\_\_\_  
Borrower Date

\_\_\_\_\_  
Co-Borrower Date

Equity Lending, LLC

\_\_\_\_\_  
By: Joe Marzouk, Member Date