

Thank you for choosing The Real Estate Investor Forum LLC affiliated banks! We are committed to earning your business and becoming your trusted partner.

Property Information

Will this be a rental for long term tenants (6+ months), or short term tenants (daily/weekly)? Short Term Long Term
Note: Short term rentals are only eligible for refinance and require a 2 year operating history.

Purpose of Loan: Purchase Refinance
Property Type: Single Family Condo Townhouse 2-4 Unit: # of units _____
Property Address: _____ Unit / Apartment: _____
City: _____ State: _____ Zip: _____
Est. Purchase Date / Acquisition Date: _____
Estimated Current Property Value: \$ _____ Purchase Price / Original Cost: \$ _____
Gross Monthly Rent: \$ _____
For Short term rentals, list the average monthly rent for the past 2 years: \$ _____
Annual Taxes: \$ _____ Annual Insurance: \$ _____ Annual HOA: \$ _____
Cost of Completed Improvements: \$ _____
Amount of Existing Liens: \$ _____ Lien Holder: _____

Property Disclosure Questions

Yes	No	Is the property illegally zoned?
Yes	No	Is the property subject to a lease purchase option?
Yes	No	Is the property subject to a ground lease (leasehold)?
Yes	No	Is the property a manufactured or mobile home?
Yes	No	Is the property currently leased?
Yes	No	If leased, is the tenant currently delinquent on any rent?
Yes	No	Does the collateral property currently owe any taxes prior to current year?
Yes	No	Is the property subject to any liens, judgements, or litigation?
Yes	No	Are there any code violations at the property?
Yes	No	Is the property currently under any rehab or construction?

If you answered Yes to any of the questions above, please provide a separate page with a detailed explanation.

Yes	No	Is the property in good, safe, and habitable condition, as well as free and clear of any material damage/waste?
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Reference Information

Who will serve as the Property Manager?

☐ Borrower Affiliate ☐ Self-Managed by the Borrower ☐ Professional Management Company
Property Manager Name: _____ Phone: _____
Address: _____ Unit / Apartment: _____
City: _____ State: _____ Zip: _____

Questionnaire

- | | | |
|-----|----|--|
| Yes | No | Does the Property Manager have two years of experience managing properties in the subject market? |
| Yes | No | Are there any non-standard lease terms, without limitation: any purchase options, rights of first refusal, or similar purchase rights? |
| Yes | No | Are you aware of any illegal activities associated with the property? |
| Yes | No | Is the property in compliance with all Federal, State, and Local laws and ordinances? |

Describe the criteria the property manager utilizes to qualify tenants:

If you answer Yes to any of the following questions, please provide a detailed explanation in the space below.

- | | | |
|-----|----|--|
| Yes | No | Has the Property Manager been subjected to any Federal, State, or local regulatory authority audits in the past year? |
| Yes | No | Is there any material deferred maintenance or damage associated with the property? |
| Yes | No | Are there any fire code, building code, zoning, or use permit violations associated with the property? |
| Yes | No | Is the tenant 30 days or more delinquent on rent? |
| Yes | No | Are there currently any condemnation proceedings associated with the property? |
| Yes | No | Is the property subject to affordable housing, housing assistance programs or subsidies either at the Federal, State or local level? |
| Yes | No | Is the property subject to rent control ordinances, rent stabilization, or other property use and/or rent restrictions? |

By signature below, I specifically represent to TREIF affiliated banks and to TREIF affiliated banks' insurers, servicers, successors and assigns and agree and acknowledge that: (1) I have full authority to submit this application on behalf of borrower and to apply my signature below (2) the information provided in this application, including the Track Record and REO Schedule or similar schedule, is true and correct as of the date below and any intentional or negligent misrepresentation of 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.; (3) all statements made in this application are made for the purpose of obtaining financing; (4) any property financed by TREIF affiliated banks will not be occupied by the borrower, its members, owners, employees, guarantors or other related parties; (5) 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; (6) 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 any loan.

I acknowledge that any owner of any loan extended pursuant to this Application, its servicers, successors and assigns, may verify or reverify 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:

Printed Name: _____

Signature: _____

Date _____