



COMMERCIAL CAPITAL

Rental Loan Application

Last Updated 5/16/2017

I. Mortgage Information

Mortgage Applied for:	Rental30 Fixed <input type="checkbox"/>	Rental 2+1 <input type="checkbox"/>	Purpose of Loan:	Purchase <input type="checkbox"/>	Cash Out <input type="checkbox"/>	Rate Term Refinance <input type="checkbox"/>	Property Type:	Single Family <input type="checkbox"/>	2 - 4 Units <input type="checkbox"/>	Condo 5 + Units <input type="checkbox"/>
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II. Borrower Information

First Name	Last Name	Middle
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Primary Residence (street, city, state & ZIP)

Phone Number	Email	SSN	DOB
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Address (street, city, state & ZIP) for servicing

Phone Number for servicing	Email for servicing
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III. Vesting Entity

Borrowing Entity

Member	Percent Owned	Credit Score
Member A		
Member B		
Member C		
Member D		

IV. Warrants

	Yes	No	N/A		Yes	No	N/A
A. If you are applying for a refinance, is the property(ies) title currently vested in the entity above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Is any part of the down payment or required reserve borrowed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Are you presently delinquent on any mortgage loan or other financial obligation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. If you are applying for a refinance, has the property been listed for sale in the past 6 months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. If you are applying for a purchase, do you have the funds to cover at least a 25% down payment plus reserve requirement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Do you own your primary residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				G. Do you intend to occupy the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V. Property Management Questionnaire

	Yes	No
1. Name of property management company: _____		
2. Does the property manager have two years' experience managing properties in the subject market area?	<input type="checkbox"/>	<input type="checkbox"/>
3. If property manager is a 3rd party, do they have a real estate brokers license?	<input type="checkbox"/>	<input type="checkbox"/>
4. Does the property manager utilize specific criteria to qualify tenants?	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, Please explain</i> _____		
5. Has the property manager been subjected to any Federal, State, or local regulatory authority audits in the past year?	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, Please explain</i> _____		
6. Are there any non-standard lease terms which differ from a standard lease form including, without limitation: purchase options, rights of first refusal, or similar purchase rights? <i>If yes, Please explain</i> _____	<input type="checkbox"/>	<input type="checkbox"/>
7. Are you aware of any illegal activities associated with the property(ies)?	<input type="checkbox"/>	<input type="checkbox"/>
8. Is there any material deferred maintenance or damage associated with the property(ies)?	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, Please explain</i> _____		
9. Are there any fire code, building code, zoning, or use permit violations associated with the property(ies)?	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, Please explain</i> _____		

	Yes	No
10. Are there currently any tenant delinquencies associated with the property(ies)? <i>If yes, Please explain</i> _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
11. Are there currently condemnation proceedings associated with the property(ies)? <i>If yes, Please explain</i> _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
12. Is the property(ies) subject to affordable housing, housing assistance programs, or subsidies either at the Federal, State, or local level? <i>If yes, Please explain</i> _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
13. Is the property(ies) subject to rent control ordinances, rent stabilization, or similar laws? <i>If yes, Please explain</i> _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
14. Is the property(ies) in compliance with Federal Fair Housing Laws, including without limitation the Fair Housing Act (Title VIII of the Civil Rights Act of 1968)?	<input type="checkbox"/>	<input type="checkbox"/>
15. Is the property(ies) in Compliance with the Americans with Disabilities Act of 1990?	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the property(ies) in compliance with the Federal, State, and local environmental laws, including, without limitation, the Residential Lead based Hazard Reduction Act?	<input type="checkbox"/>	<input type="checkbox"/>
17. Is the property(ies) in compliance with Federal Consumer Credit Laws, including, without limitation, the Fair Credit Reporting Act and the Fair Debt Collection Practices Act	<input type="checkbox"/>	<input type="checkbox"/>

VI. Borrower Certification of Business Purpose

Borrower or its members ("Borrower") hereby warrants and represents that they wish to continue with the loan application, that the loan is for commercial purposes and not consumer purposes, and that the loan proceeds are intended to be used for commercial purposes only, not for personal, family or household purposes. Borrower also represents that none of the parties securing the loan is currently occupied by Borrower as their primary residence or vacation home, but instead all properties are leased or intended to be leased or occupied by an entity or person other than Borrower, and that Borrower shall not occupy or reside in any of the properties during the term of the loan.

Borrower's purpose in applying for the loan is to use the proceeds of the loan for:

Because the loan would be made exclusively for commercial purposes as noted immediately above, laws applicable to consumer purpose loans, such as the following laws, are not applicable to the loan: Truth in Lending Act (15 U.S.C. § 1604 *et seq.*), Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*), Gramm-Leach Bliley Act (15 U.S.C. §§ 6802-6809), Secure and Fair Enforcement Mortgage Licensing Act (12 U.S.C. § 5101 *et seq.*), and Homeowners Protection Act (12 U.S.C. § 4901 *et seq.*).

By signing below Borrower hereby confirms that they have read and understand the Borrower Certification of Business Purpose, that the information provided in connection with obtaining the loan is complete and accurate as of the date above, and that the Properties are non-owner occupied investment properties.

Borrower's Signature	Date
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VII. Right to Receive Copy of an Appraisal Report

We may order an appraisal to determine the eligibility of the property(ies) included in your application. You have the right to receive a copy of the appraisal report(s) used in connection with your loan application. You will promptly receive a copy of the appraisal(s) report obtained, even if your loan does not close. You can pay for an additional appraisal for your own use, at your own cost.

Borrower's Signature	Date
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VIII. Terms and Conditions

The information set forth above is true and correct and is provided to Lionheart Commercial Capital for the purpose of obtaining or maintaining credit or other financial accommodations. The undersigned acknowledge and understand that you are relying on the information provided to make a credit decision. Each of the undersigned represents, warrants and certifies that the information provided herein is true, correct and complete.

Any willful misrepresentation could result in a violation of FEDERAL LAW. Each of the undersigned agrees to notify you immediately and in writing of any material change in any of the information contained in this statements.

Borrower's Signature	Date
Loan Originator's Signature	Date
Loan Originator's Name (Print or Type)	Loan Originator's Phone Number 800-390-4212 Ext.