

Borrower Checklist

Date of Submission: _____

Borrower: _____

Requested Credit Limit: _____

PRE-FUNDING DOCUMENTS SUBMITTED:

1. Signed and completed Borrower Questionnaire or 1003 for all borrowers and guarantors
2. Entity Organization Documents:
 - For LLC – Filed Articles of Organization and signed Operating Agreement
 - For Corporation – Filed Articles of Incorporation and signed Corporate Bylaws
 - For Limited Partnership – Filed Certificate of Limited Partnership and signed Partnership Agreement
 - For Trust – Trust Agreement and Certification of Trust
3. Any additional entity documents showing ownership/capital contribution (amendments, minutes, Foreign Entity Filing, etc.)
4. Property purchase contract (if applicable)
5. Rehab Budget (if ABC Miami Investment Trust, LLC is providing escrow/fund control)

ITEMS REQUIRED TO FUND LOAN:

1. Preliminary Fund Control document (if ABC Miami Investment Trust, LLC is providing escrow/fund control)
2. Resolution(s) to take on debt
3. Two years tax returns or signed 4506-T for all borrowers and guarantors
4. Three months recent bank statements for all borrowers and entities
5. Evidence of acceptable property insurance, with following requirements:
 - Policy must cover value greater than or equal to the lesser of the loan amount or the replacement/insurable value of the property
 - ABC Miami Investment Trust, LLC's loan number needs to be added to policy
 - EOI instructions to follow

Borrower Questionnaire

PLEASE TELL US ABOUT YOU/YOUR COMPANY:

Legal Business Name _____ Ph () _____

Db name (if applicable) _____ Fax () _____

Mailing Address _____ City _____ State _____ Zip _____

Physical Address (if different) _____

Primary Contact _____ Cell () _____

Email _____

Type of Entity Corporation S-Corp C-Corp LLC

Sole Proprietorship General Partnership Limited Partnership

Date Established _____ Date Incorporated _____ State of Incorp _____ Employer Tax I.D. _____

Affiliated Entities (if any) _____

OWNERSHIP OF COMPANY:

List below all owners, partners, and stockholders with 20% or more ownership interest. Applicants must also provide a clear copy of a driver's license, passport, military I.D., or Alien registration. Please indicate below the form of I.D. attached to this Questionnaire.

Name _____ Title _____

Home Address _____ City _____ State _____ ZIP _____

% of Ownership _____ Email _____ Home Phone _____

Cell Phone _____ Social Security # _____ Credit Score _____ DOB _____

Form of ID _____ Place of Issuance _____ Issue Date _____ Exp Date _____

Name _____ Title _____

Home Address _____ City _____ State _____ ZIP _____

% of Ownership _____ Email _____ Home Phone _____

Cell Phone _____ Social Security # _____ Credit Score _____ DOB _____

Form of ID _____ Place of Issuance _____ Issue Date _____ Exp Date _____

If there are additional owners, please attach on separate sheet)

Borrower Questionnaire

PLEASE TELL US ABOUT THE BACKGROUND AND HISTORY OF THE COMPANY AND ITS PRINCIPALS:

of Flips done in last 12 months? _____

of Flips done in last 24 months? _____

Any Bankruptcies in last 36 months? _____

Any Foreclosures in last 36 months? _____

Credit > 700 > 650 > 600

REPRESENTATIONS AND WARRANTIES

This financial statement is provided to ABC Miami Investment Trust, LLC and other third party entities, including without limitation, lenders, interested in reviewing and evaluating my/our creditworthiness (each, an Approved Party) and each Approved Party may rely on its contents. I/ We hereby warrant to Lender that this Borrower Questionnaire is complete and correct as of the date prepared and fairly represents my/our financial condition and that I/We will promptly inform Lender of any material changes in the information provided, including transfer of any assets into a trust. I/We authorize Lender, and other companies, financial institutions and networks which Lender may engage to provide my/our loan, to make whatever inquiries about me/us Lender deems necessary and appropriate for the purpose of evaluating my/our credit and reverifying my/our credit from time to time, including obtaining credit bureau reports and contacting my/our employer(s). I/We also authorize Lender to provide credit information about its credit experience with me/us to other creditors and credit reporting agencies.

SIGNATURES

Spouse's signature required only if you and your spouse are or will be jointly obligated on credit extended by Lender.

Signature _____ SSN _____ Spouse's Signature _____ SSN _____

Address _____ Address _____

Date Signed _____ Date Signed _____

Home Phone _____ Work Phone _____ Home Phone _____ Work Phone _____

Email _____ Email _____

BORROWER Balance Sheet

FROM:		TO:	
CURRENT ASSETS		CURRENT LIABILITIES	
Cash		Accounts payable	
Marketable Securities		Accrued wages	
Inventories		Accrued compensation	
Accounts receivable		Income taxes payable	
Pre-paid expenses		Other Current Liabilities	
Other Current Assets			
Total		Total	
FIXED ASSETS		LONG-TERM LIABILITIES	
Real Estate (Provide detail in the Schedule of Real Estate)		Mortgage payable	
		Other Long-Term Liabilities	
Stock and Bonds Not Used on Exchanges; Interest in Partnerships and LLCs			
Less accumulated depreciation (Negative Value)			
Other Fixed Assets			
Total		Total	
OTHER ASSETS		OWNER'S EQUITY (NET WORTH)	
Other Assets			
Total		Total	

Disclosure

Are any of the above listed assets or liabilities held in Joint Tenancy or Tenancy in Common, or in a Trust? Yes No
 If yes, please provide details:

BORROWER Profit and Loss Statement

REVENUE	
Gross Sales/Rents	
Less: Sales Returns and Allowances	
Net Sales	
EXPENSES	
Advertising	
Auto and Travel	
Cleaning and Maintenance	
Commissions	
Insurance	
Legal and Other Professional Fees	
Management Fees	
Mortgage Principal and Interest Payments	
Repairs	
Supplies	
Taxes	
Utilities	
Other Expenses	
Total Expenses	
Net Operating Income	
OTHER INCOME	
Gain (Loss) on Sale of Assets	
Interest Income	
Total Other Income	

Net Income (Loss)	
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SCHEDULE OF STOCKS AND BONDS				
No. of Shares	Description	Issued in the Name of	Exchange	Market Value
Total				\$

Are you aware of any restrictions on the transfer or sale of the above securities? Yes No If yes, provide details:

Please provide additional sheet(s) as necessary.

SCHEDULE OF REAL ESTATE							
Address	Title Vested in Name of	Description	Date Purchased	Purchase Price	Market Value	Unpaid Balance	Monthly Payment
Total \$							

GUARANTOR Personal Financial Statement

TO:	FROM:
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For the purpose of procuring and establishing credit from time to time with you, each of the undersigned furnish the following as a true and accurate statement of the financial condition of the undersigned AS OF _____.

If married, you may apply for credit with or without your spouse's signature. Your community property will be responsible for the obligation whether or not your spouse signs unless you apply for separate credit.

Both Husband and Wife should initial if applicable: WE INTEND TO APPLY FOR JOINT CREDIT. _____

ASSETS		LIABILITIES	
Cash		Accounts and Bills Payable	
Accounts Receivable		Short Term Notes Payable – Banks	
Notes Receivable–Current		Short Term Notes Payable – Other	
Marketable Securities (Provide detail in the Schedule of Stocks and Bonds.)		Credit and other charge cards payable	
		Due to Relatives and/or Friends	
Other Current Assets (describe*)		Other Current Liabilities (describe*)	
TOTAL CURRENT ASSETS		Taxes payable	
Automobile(s):yr., make, model		TOTAL CURRENT LIABILITIES	
Stocks & Bonds Not Listed on Exchanges, Partnerships & LLCs (describe*)		Mortgages or Other Liens on Real Estate (Provide detail in the Schedule of Real Estate)	
Real Estate (Provide detail in the Schedule of Real Estate)		Notes Secured by Personal Property (show current portion in other current liabilities)	
Due from Relatives and/or Friends		Other Non-current Liabilities (describe*)	
Notes Receivable–Long Term		TOTAL LIABILITIES	\$
Other Assets (describe*)		TOTAL NET WORTH	\$
TOTAL ASSETS	\$	TOTAL LIABILITIES & NET WORTH	\$

DISCLOSURES:		
Are any of the above listed assets or liabilities held in Joint Tenancy, Tenancy in Common?		Yes No
If yes, please provide details:		
Married persons: Please identify any separate property assets and liabilities.		
PERSONAL INFORMATION		
Date of Birth:	Do you have a will? <input type="checkbox"/> Yes <input type="checkbox"/> No	Have you established a trust? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated	Spouse's name, if married:	Date of Birth:
Have you ever failed in business or compromised debts with your creditors? <input type="checkbox"/> Yes <input type="checkbox"/> No		Have you ever filed bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of your assets pledged, or in any other manner unavailable for paying debts? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are you contingently liable (for example as a co-signor or guarantor) for any debts of another person or entity? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are there any lawsuits, judgments, etc. against you? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you delinquent on any of your obligations? <input type="checkbox"/> Yes <input type="checkbox"/> No	
*DESCRIPTIONS & EXPLANATION(S): Please describe specified assets and liabilities and/or explain any Yes answer(s) above: Please attach additional sheets as necessary.		

GUARANTOR Personal Financial Statement

Citizenship: <input type="checkbox"/> U.S. <input type="checkbox"/> Other If other, provide nationality and explain residency status:	CDL or other govt. issued ID# _____ Expires _____ or Passport# _____ Expires _____
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ANNUAL INCOME AND EXPENSE FOR PERIOD FROM: _____ TO: _____			
Annual Income		Annual Expenses	
Salary	\$	Interest	\$
Rentals		Taxes & Assessments	
Dividends		Upkeep on Real Estate	
Interest Income		Payments on Mortgages & Notes	
Other Income(You do not need to include income from alimony/child support unless you want Lender to consider it for the purpose of this application for credit.) Explain below.		Rent	
		Personal Living Expenses	
		Other Expenses	
Total Income:	\$	Total Expenses	\$

SCHEDULE OF STOCKS AND BONDS				
No. of Shares	Description	Issued in the Name of	Exchange	Market Value
Total				\$

Are you aware of any restrictions on the transfer or sale of the above securities? Yes No If yes, provide details:

Please provide additional sheet(s) as necessary.

SCHEDULE OF REAL ESTATE							
Address	Title Vested in Name of	Description	Date Purchased	Purchase Price	Market Value	Unpaid Balance	Monthly Payment
Total \$							

Please provide additional sheet(s) as necessary.

EMPLOYMENT			
Employer's Name	Job Title/Description of Duties		
Employer's Address & phone #			Employed Since
PERSONAL REFERENCES (please provide two, non-relatives)			
Name	Address	Phone #	Relationship

GUARANTOR Personal Financial Statement

Representations and Warranties: This financial statement is provided to _____ (“Approved Party”) for its review of my/our creditworthiness, and Lender can rely on its contents. I/We hereby warrant to Lender that this financial statement is complete and correct as of the date prepared and fairly represents my/our financial condition and that I/We will promptly inform Lender of any material changes in the information provided, including transfer of any assets into a trust. I/We authorize Lender, and other companies, financial institutions and networks which Lender may engage to provide my/our loan, to make whatever inquiries about me/us Lender deems necessary and appropriate for the purpose of evaluating my/our credit and reverifying my/our credit from time to time, including obtaining credit bureau reports and contacting my/our employer(s). I/We also authorize Lender to provide credit information about its credit experience with me/us to other creditors and credit reporting agencies.

SIGNATURES Spouse’s signature required only if you and your spouse are or will be jointly obligated on credit extended by Lender.

Signature		SSN	Spouse’s Signature		SSN
Address			Address		
Date Signed:	Home phone#:		Date Signed:	Home phone#:	
	Work phone#:			Work phone#:	
	Cell phone#:			Cell phone#:	

EXPLANATION(s) (cont’d): Please provide details and/or explain any Yes answer(s) above:

GUARANTOR REAL ESTATE PORTFOLIO SCHEDULE

Property Address	% Owned	Property Type	Market Value	Mortgage Balance	Monthly Income	Monthly Expenses	Monthly Cash Flow

This addendum is incorporated into and shall be deemed to amend and supplement the loan application to which it is attached.

Signature

Date

Title (if signing on behalf of a business entity)

GUARANTOR REAL ESTATE REHAB EXPERIENCE

Property Address	Entity / Individual on Title	% Owned	Property Type	Acquisition Price	Acquisition Date	Rehab Amount	Disposition Price	Disposition Date	Profit / Loss

This addendum is incorporated into and shall be deemed to amend and supplement the loan application to which it is attached.

Signature

Date

Title (if signing on behalf of a business entity)