



LOAN APPLICATION

1. **Limited Agency Engagement:** The Borrower hereby engages the Private Commercial Finance and Capital Group, LLC ; herein "Broker", as his mortgage loan agent for the **limited** purpose, notwithstanding the custom or practice in the industry, of procuring a loan approval from a lender with the parameters as described in paragraph two below. Broker is hereby authorized and instructed, for a minimum of twenty business days to present the Borrower's loan request (including but not limited to financial and credit information) to prospective private mortgage lenders. This agreement does not obligate the borrower to accept any loan offering provided by Broker from any lender. This agreement simply contracts and secures the Broker to facilitate a loan that is acceptable by the Borrower.

2. **Loan Parameters:**

Loan Type: Fix and Flip Landlord Rental New Construction Commercial*

If Fix and Flip:

- How much do you need for the purchase? \$ _____ Rehab Costs? \$ _____
- At what price point will you resell? \$ _____ Reselling with Realtor? Yes No
- How many flips have you done in the past 24 months? _____

If Landlord Rental loan, what is the DSCR for the property? _____

If New Construction:

- How many builds have you done in the past 24 months? _____
- Do you own the lot outright? Yes No
- Any felony convictions in the past 7 years? Yes No

Is this also a Refinance? Yes No If cash out, how much? \$ _____

What is the Total Loan Amount Requested? \$ _____

Full Property Address: _____

What is your FICO mid-score? _____

Have you ever had any state or federal tax liens? Yes No

Have you had any bankruptcy or foreclosure within the past 3 years? Yes No

Repayment Schedule Desired: _____ months

*Please note – Loans used solely for Commercial purposes will require additional information from the borrower.

3. **Promise to Pay Broker a Commission:** Upon delivery of a lender ready, willing and able to fund your loan and acceptable by the Borrower in writing, the Borrower hereby promises to pay to Broker a loan brokerage commission equal to the following at closing:

***\$750 Flat Fee for all Fix and Flip, Landlord Rental and New Construction Loans or
if a standard Commercial loan, pay 1% of the gross loan amount***

4. **Other Borrower Covenants:** The Borrower promises to deliver marketable mortgage title, including, but not limited to, any required subordinations. The Borrower also promises to comply with any legitimate Broker request for information, documentation within three banking days of request, absent reasonable cause.

5. **Best Efforts Basis:** The Broker is representing the Borrower on a best efforts basis only and cannot guarantee the successful placement of any loan.

