



New Borrower Loan Application Packet

Please complete in full and submit the following information to Kloze Mortgage. Items 1-6 in this checklist are required to begin the underwriting process.

1. Signed Loan Application
2. Copy of Driver's License or Passport (for each guarantor)
3. Articles of Organization / Incorporation for Borrower Entity
4. Operating Agreement for Borrower Entity
5. Borrower Entity Tax Identification Number (EIN)
6. Verification of Funds – 3 Months of Bank Statements
7. Rehabilitation/Construction Estimate (if applicable)*
8. Purchase Agreement (if applicable)*

Should you have any questions, please direct them to your Kloze Mortgage representative or email us at tbillings@kloze.com or call (305) 790-2522.



Borrowing Entity Information

Borrowing Entity Name (if unknown, type TBD):			
Company type:	<input type="checkbox"/> Limited Partnership	LLC	<input type="checkbox"/> Corporation <input type="checkbox"/> Other:
Business EIN:		Registered to Do Business in What States:	

Borrowing Entity Ownership

List the names and ownership percentage of the borrowing entity.

First Name	Last Name	Ownership %

Attach a separate sheet for additional members and an org chart if there is more than one entity in the ownership chain.

Answer the following in aggregate for all guarantors

Which areas of real estate do you operate in? (Check all that apply.)	
<input type="checkbox"/> Fix & Flip	<input type="checkbox"/> New Construction <input type="checkbox"/> Rentals <input type="checkbox"/> Commercial <input type="checkbox"/> Multifamily <input type="checkbox"/> Mixed Use
# of rental units currently owned, that you bought in the last 3 years:	
Total # of rental units currently owned, regardless of purchase date:	
# of FixNFlips sold in the past 3 years:	
# of New Construction builds in the past 3 years:	
Do you have a GC on staff, or do you hire a third-party GC to complete rehab/construction?	
<input type="checkbox"/> On Staff <input type="checkbox"/> Third Party (if 3rd party, ask your sales representative for a contractor application)	

Primary Guarantor Information (Please complete separate application for additional Guarantors.)

Guarantor 1

First Name:		Last Name:	
Primary Street Address:			
City:		State:	Zip:
Social Security No #:		DOB (mm/dd/yyyy):	
Phone Number:		Email Address:	
Country of Citizenship:		Estimated Credit Score:	
Convicted of, plead guilty or no contest to, or currently accused of a felony, or any crime involving fraud, financial malfeasance, or misrepresentation?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Party to any outstanding lawsuits?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have any outstanding judgments?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Declared bankruptcy in the past 4 years, or actively involved in a bankruptcy?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Had a foreclosure or given title or deed in lieu of foreclosure, or a short sale, in the past 3 years?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Recently delinquent on any mortgage loan or other financial obligation?		<input type="checkbox"/> Yes	<input type="checkbox"/> No

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



Personal Financial Statement

Complete the below OR provide your own detailed Personal Financial Statement

Guarantor 1	
Cash	
Retirement Accounts	
Stocks, Bonds	
Other Liquid	
Total Liquid	
Real Estate Assets	
Autos	
Other Personal Property	
Total Non-Liquid Assets	
Real Estate Debt	
Revolving Debt	
Installment Debt	
Notes Payable	
Other Debt	
Total Debt	
Net Worth	

- Please be prepared to verify all liquidity mentioned above. Access to a secure asset verification service will be provided.
- Note that lender will use a discount against retirement accounts, stocks, and other liquid in calculating total liquidity for our loan level requirements.
- Please provide a detailed track record and REO schedule. (Ask your sales representative if you need a template.)

Borrower and/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, and that Borrower shall not occupy or reside in any of the properties during the term of the loan.

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, and that the Properties are non owner-occupied investment properties.

The information set forth above is true and correct and is provided to Lender for the purpose of obtaining or maintaining credit or other financial accommodations. The undersigned acknowledge and understand that we 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. The undersigned agrees to notify us immediately and in writing of any material change in any of the information contained in these statements.

My transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Borrower

Signature

Date



KLOZE
MORTGAGE

AUTHORIZATION AND RELEASE TO OBTAIN PERSONAL CREDIT INFORMATION

By signing below, the undersigned hereby authorizes Kloze Mortgage and/or its affiliates to obtain "consumer reports" and/or "investigative consumer reports" about me from any consumer reporting agency and/or bureaus, including commercial credit agencies or bureaus, that creditor may choose to use and to consider such reports when making any credit decisions regarding my credit application, extension of credit, or with respect to any extension or modification of existing credit. I acknowledge that as an individual there are various Federal and/or State laws such as the "Fair Credit Reporting Act" that control the issuance or use of "consumer reports" and/or "investigative consumer reports" by creditor. I understand that I am not obligated to provide creditor this authorization to review such "consumer reports" and/or "investigative consumer reports." However, I have voluntarily agreed that such reports can be released to creditor so that it will consider my credit application, extension of credit, or with respect to any extension or modification of existing credit.

The undersigned hereby authorizes Kloze Mortgage and/or its affiliates to procure an investigation, or cause an investigation to be procured, for credit evaluation purposes, whether or not subject to the Fair Credit Reporting Act. I authorize, without reservation, any person or entity contacted by creditor or anyone acting on its behalf, to furnish information regarding verification of my social security number, education, military record, motor vehicle reports, credit history, financial account balance and history, professional licenses, public records, criminal record and/or employment references.

I hereby release creditor, including its employees, agents or representatives from any and all liability for furnishing such information. I also release creditor from any and all liability for conducting such an investigation. A photocopy, scan or facsimile copy of this Authorization and Release be treated as though it were the original.

<input type="text"/>	<input type="text"/>
Signature	Date

Full Name (include Jr. or Sr. if applicable):			
DOB (mm/dd/yyyy):		Social Security Number:	
Email Address:			
Phone Number:		Marital Status:	
Present Street Address:			
City:		State:	
		Zip:	
Numbers of Months / Years:			

If residing at present address for less than two years, complete the following:

Former Street Address:			
City:		State:	
		Zip:	
Numbers of Months / Years:			



Property Information

Property Type: ☐ Single Family ☐ 2-4 Unit # of Units: _____
☐ Townhome ☐ Condo ☐ Multifamily: # of Units: _____

Address: _____ Unit#: _____

City: _____ State: _____ Zip: _____

For multiple properties, please provide a rent roll.

☐ Purchase ☐ Refinance (rate and term) ☐ Refinance (cash out)

For refinances, Date the property was originally purchased: _____

Target Close Date: _____ Requested Loan amount: \$ _____

Legal name of entity/borrower in which the loan will be closed (if unknown, please type TBD): _____

Who intends to serve as the property manager? ☐ Self Managed ☐ Professional Management Company
(Discuss property management requirements with your sales representative to ensure the requirements are understood)

For single property submissions, please answer the following:
(submit a rent roll for multiple properties with all of the following information, by property)

Current As-Is Market Value	\$ _____
Estimated Market Monthly Rent Amount	\$ _____
Current Monthly Rent Amount (if leased)	\$ _____
Annual Taxes	\$ _____
Annual Insurance	\$ _____
Annual HOA dues	\$ _____

Are all properties currently rented? If no, what is the current occupancy % _____	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
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Are all properties in rent ready condition?	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
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Are any of the properties subject to a lease purchase option, or ground lease?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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Is there an existing mortgage on any of the properties? If yes, who is the mortgage company? _____ Estimated outstanding balance: \$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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Are there any other existing liens on any of the properties? If yes, who are the lien holders? _____ Estimated outstanding balance: \$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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Do any of the sponsors, entity members, or family members intend to occupy any of the properties?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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If the subject transaction includes a refinance, Are all properties currently vested in the proposed borrowing entity? If not, how are they currently vested? _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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If the subject transaction includes a purchase, Does any loan party have a personal or business relationship with the seller?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
--	--

Is any part of the down payment or operating reserve required, borrowed or encumbered by a debt obligation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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Borrower's Signature

Date

The following is only required for first-time submissions, or if the contacts are different from your previously closed properties with Lender.

Property Access Contact Information

Contact Name:

Phone: Email:

Title Contact Information

Company Name:

Contact Name:

Phone: Email:

Insurance Contact information

Company Name:

Contact Name:

Phone: Email:

Escrow/Closing Agent Contact information

Company Name:

Contact Name:

Phone: Email: