OPEN HOUSE 4U-REI LLC

QUESTIONNAIRE FOR LOAN TERMS
Juan Antonio OPEN HOUSE 4U-REI LLC 469-583-9979
Openhouse4u@yahoo.com

DATE: _____

Loan # _____

Borr(s) _____ Prgrm _____ Lndr _____ AE _____

Application Packet / Questionnaire

SUBJECT PROPERTY ADDRESS & COUNTY: _____

Application Content		Page
Borrower Information	**All applicants must complete**	**2**
Property Information/ Loan Informantion	**Please complete for each applicable property**	**3**
Contact Info / Names	**Title Co or Closing Attorney / Realtor or Wholesaler**	**3**
General Information	**Is propert listed, actual lenders name, Do you have a 401K 403B, IRA or Direct IRA**	**3**
Experience	**FIX & FLIP projects or RENTAL buy & holds**	**4**
Notes, remarks or opinion	**Something special you'd like us to know**	**5**
Borrower Authorization	**All Applicants must complete**	**2**

PI _____ TI _____ PITI _____

DOCUMENTS NEEDED AFTER ACCEPTING TERM

❑ **ALL LOANS**	**LLC - Entity Documents:** Articles of Organization or Certificate of Formation Operating Agreement EIN Letter form Certificate of Good Standing (If available)
❑	**ID or Passport**
DSCR REFI	❑ **12 Month ledger of Mortgage Payments & Pay-Off Statement** ❑ **DEED or HUD-1 / Purchase Settlement Statement** ❑ **Appraisal & if property is rented great and if not NO problem** (will take market rent)
FIX&FLIP & BRIDGE	❑ **Purchase and Sale Agreement** ❑ **Itemized Scope of work (Budget) & property photos**

** DSCR LOANS TAKE 30-45 DAYS TO CLOSE AFTER BORROWER SUBMITS ALL REQUETSED DOC'S & FORMS

** PRESTAMOS DSCR TARDAN 30-40 DIAS EN CERRAR DESPES QUEL PRESTATARIO ENVIE TODOS LOS DOCUMENTOS Y FORMAS SOLICITADAS

Borrower Information

Borrower Type: ☐Individual ☐LLC ☐Corporation ☐Partnership ☐Trust

ENTETY LLC / C CORP: **EIN:** **% Own:**

Mailing Address:

City: **State:** Select **or fill in State** **Zip:**

Phone: **Email:**

Contact Name: **ACTUAL DEED IS HELD IN A** ☐ **Borrowers name** ☐ **LLC**

Applicant 1:

Full Name:

Social Security No.

USA Citizen or Permanent Resident

ITIN

DOB: No. of minors / Ages:

Phone:

Marital Status: ☐Married ☐Unmarried ☐Separated

Email:

Est. Credit Score: Select

Primary Address:

City: **State:** Select

Zip:

OWN / RENT:

Applicant 2:

Full Name:

Social Security No.:

USA Citizen or Permanent Resident:

ITIN

DOB: No. of minors /Ages:

Phone:

Marital Status: ☐ Married ☐ Unmarried ☐ Separated

Email:

Est. Credit Score: Select

Primary Address:

City: **State:** Select

Zip:

OWN / RENT:

Disclosure to Applicant / Prestatario Credit & Background Report

In connection with your application for a loan, we may procure a background investigative report and/or credit report as part of the process of considering your candidacy as a borrower. By your signature below, you hereby authorize, a SOFT-PULL on your credit and a background check to determine your TERMS & RATES. The Information requested in this application shall be used to underwrite a loan transaction for your ptojrct.

Applicant 1 Signature: _____ **Date:** _____

Applicant 2 Signature: _____ **Date:** _____

Property Info and photos are require, Googke link or MLS link if ON-MRKT
If your state don't show in drop-down include it on address bar

Property Address: **County:**

City: **State:** Select or fill in State Zip:

Loan Type	☐Fix/Flip ☐Fix/Rent ☐Bridge ☐Ground Up ☐DSCR ☐Rental
Loan Purpose	☐Purchase ☐Refinance ☐Cash Out Refinance
Property Type	☐Single Family Residence ☐2 Unit ☐3 Unit ☐4 Unit ☐5+ Multi ☐Townhouse ☐PUD / Condominium ☐Mixed Use ☐Commercial

A- FIX&FLIP / New Construction A & C must b filled

Purchase Price:

Experience Y/N: If yes explain on pg 4:

Deed will be in LLC or Individual?

***Closing date:**

***ARV / OR NEW CONSTRUCTION VALUE**

Loan Term: 12 months

Total Loan requested Purchase + Rehab:

Scope of Work ready: Y / N

Liquidity $

ExitStrategy: Select

B- DSCR/BRIDGE (B & C must be filled)

Purchase Price $:

Purchase Date:

Deed will be in LLC or Individual?

Property value:

Loan amount: (75% of value)

Refinance Term: 30 YRS / FIX

ROPERTY LISTED: Y/N (If so, how lomg?

IS THERE A LEASE Y/N IF SO AMOUNT

HOA Y/N IF SO AMOUNT

Annual Taxes:

Annual Insurance:

Closing Date Desired:

Mortgage? | PAY-OFF | Interest % Y / N

Liquidity:

Exit Strategy Refi to Rent

Rural Area (Y/N) Y / N

C- Rehab Details

Rehab|Constrctn cost $:

Sqft, Bed & Bathrooms:

Adding Sq Ft (Y/N): No **Total Sq Ft:** 0

Rura Area (Y/N): No

Contact Info	Title Co.	Real Estate Co. | Wholesaler	Insurance Co.
Company name			
Agents name			
Agents Tel / Cell			
Agents email			

General Info	FIX & FLIP | BRIDGE LOANS	DSCR REFI - CASH OUT | RENTAL
ACTUAL LENDER?		
ARE U LICENCED GC?		
ACTIVE 401K OR IRA?		

ALL ABOVE INFORMATION MUST BE FILLED | TODA LA INFOEMACION DE ARRIVA DEBE DE SER LLENADA

**IF YOU ANSWERED "YES, TO EXPERIENCE" FILL THIS SECTION OUT

Experience | Track Record

FIX & FLIPS AND NEW CONSTRUCTIONS IF NEW CONSTRUCTION IN "PURCHASE PRICE" FILL IN LAND COST

Address	City	State	Ownership on Title	Property Type	Purchase Price	Purchase Date	Rehab Budget / Construction Cost	Sale Price $	Date Sold	Profit / Loss $

RENTAL PROPERTIES

Address	City	State	Ownership on TItle	Property Type	Purchase Price	Purchase Date	Tenant Occupied Y/N	Monthly Rent$	Date Sold	Profit / Loss $

If Ownership For Any of the Properties Listed Above Is Under A Different Entity Than What Is Being Used On This Application, Please Provide Those Applicable Entity Documents

Notes, start writing your remarks or something about your ptoject