

PRE-LOAN APPLICATION



ROYAL CAPITAL
LENDING

"Whoever is careless with the truth in small matters cannot be trusted with important matters." **Albert Einstein.**

Please, take a moment to analyze all the information needed and fill out the pre-loan application to the best of your knowledge.

"Trust, but verify." **Ronald Reagan.**

Providing wrong or incomplete information may result in a request for further evidence causing a delay in the decision-making process or a complete denial of funding.

BROKER INFORMATION

Company Name:

Broker Name:

Broker Email:

Broker Phone:

1. LOAN TYPE AND TERMS

Purchase Price if you're purchasing:	Desired Loan Amount:	Desired Loan Term:			
		(Months)	(Years)		
		3	6	9	12
Purpose of the loan:		18	24	36	A.R.M.

2. PROPERTY INFORMATION

Subject Property Street Address:

City:

State:

Zip:

Does the property generate income? Yes No It will Actual or expected Gross Monthly Rent:

Actual or expected Monthly Expenses:

Number of Units Yearly property taxes (estimate): Yearly HOA Dues:

Cost of Anticipated Rehab:

Estimated After Repair Value:

Original Cost (If refinance)

Estimated "AS IS" Value:

3. BORROWING ENTITY INFORMATION

Entity Name:

Federal EIN:

State Registered:

PERSON ELIGIBLE TO BIND ENTITY

Name: % owned

Name: % owned

Name: % owned

4. ASSETS

Tot. Available cash to close:
(Available liquid cash)

Bank 1 Name	Acc.# (Last 3 Dig.)	Amount	Other Assets:	Value:
Bank 2 Name	Acc.# (Last 3 Dig.)	Amount		
Bank 3 Name	Acc.# (Last 3 Dig.)	Amount		
Bank 4 Name	Acc.# (Last 3 Dig.)	Amount		

5. LOAN SUMMARY OVERVIEW AND EXIT STRATEGY

How did you find this property?

How do you intend to pay off this loan?

How long will it take you to rehab (if rehab loan)? (in months)

How will you use the funds provided by this loan?

Fix&Flip: How much will you profit?

Hold & Rent: Expected monthly net income

Do you have any Fix & Flip, rehabbing or renting experience? If yes, please describe

6. PERSONAL GUARANTOR INFORMATION

GUARANTOR FULL NAME (INCLUDE JR. OR SIR. AS APPLICABLE)

Full Name: SSN: (last 4 digits) DOB:

Cell Phone: Home Phone:

Email address:

Street Address:

City: State: Zip:

EMPLOYER INFORMATION:

Employer #1: Position:

Years with Company:

Employer #2: Position:

Years with Company:

Total Monthly Income:

OTHER INFORMATION

Estimated Credit Score: How many completed flips in previous 24 months:

Declarations

Borrower

Are there are any outstanding judgements against you? Yes No

Have you, or any officer of your company, or any guarantor been involved in bankruptcy? Yes No

Are you personally or is your business involved in any lawsuits or pending litigation? Yes No

Have you directly or indirectly been obligated on any loan of which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgement? * Yes No

*(This would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured [mobile] home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes", provide details, including date, name, and address of lender, FHA or VA case number, if any, and reasons for the action.)

Are you, or your business, presently delinquent or in default on any federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? Yes No

Are you obligated to pay any alimony or child support? Yes No

Are you a guarantor, co-maker, or endorser for any debt of an individual, corporation, or partnerships? Yes No

Is any of your stated income likely to be reduced or interrupted within the next year? Yes No

Do you have any outstanding letters of credit or surety bonds? Yes No

Are any of your personal or business tax obligations past due? Yes No

Other contingent liabilities (describe): Yes No

Are you a U.S. citizen? Yes No

Are you a permanent resident alien? Yes No

Each of the undersigned hereby authorize Lender and Lender's actual or potential lenders, agents, brokers, processors, attorneys, insurers, servicers, successors and assigns (collectively "Lender") to make all inquiries it deems necessary to verify the accuracy of the information provided herein, and to determine my/our credit worthiness. This includes my/our and my company's past and present employment, earnings records, bank accounts, stock holdings, insurance information and any other asset balances needed to process this private funding application. I/we also hereby authorize the release of any information necessary for any purpose related to our credit transaction with Lender, including but not limited to a background check and an Office of Foreign Assets Control (OFAC) inquiry. The information obtained is only to be used in the processing of my private funding application. This authorization expires after 120 days from the date indicated below. I/we further authorize Lender to order a private funding credit report and verify all other credit information, including past and present mortgage and landlord references. It is understood that the photocopy of this document shall also serve as authorization to provide the information requested an electronic signature will serve as a legal signature. Privacy Act Notice: This information is to be used for the company and its affiliates collecting it or their assignees in determining whether you qualify for a prospective private funding loan under the company's program. Additionally, this information may be used to determine fees, pricing, and other compensating factors associated with your private money funding. It will not be disclosed outside the company and its affiliates except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective private funding borrower may be delayed or rejected.

Signature _____

Please pull this credit report to help determine pricing

7. ACKNOWLEDGEMENT AND AGREEMENT

Each of the undersigned parties specifically represents to the Lender, and to each of its actual and potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that "(1) the information provided in this application is true and correct as of the date set forth opposite the signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability to any person who may suffer any loss due to reliance upon any misrepresentation that I have made in this application and/or criminal penalties; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) the property will be non-owner occupied; (5) Lender and its successors and assigns may retain the original and/or electronic record of this application, whether or not the loan is approved and/or funded; (6) Lender and each of Lender's actual or potential successors, assigns, servicers, brokers, agents, insurers, and representatives may continuously rely on the information contained in this application, and I am obligated to amend and/or supplement the information provided in this application if any of the successors or assigns of the aforementioned parties, in addition to any other rights and remedies that it may have related to such delinquency, may report my name and account information to one or more of the consumer credit reporting agencies; (8) neither Lender nor any of its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (9) my transmission of this application as an "electronic record" contained my "electronic signature" as those terms are defined in applicable federal and/or state laws, or my facsimile transmission of this application containing a facsimile of my signature, shall be effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Each of the undersigned parties hereby acknowledge and agree that Lender, any owner of the Loan, each of their servicers, successors, and assigns may verify or re-verify any information contained in this application or obtain any information or data relating to the Loan, for legitimate business purpose through any source including a source named in this application or any credit reporting agency.

DATE

Guarantor Signature _____

**** If there are more guarantors, please complete the "guarantor add-on form" for each guarantor. ****