



REHAB FINANCIAL GROUP, LP

Your Best Source for Rehab Loans

LOAN APPLICATION

From: _____

Phone: _____

Email: _____

Date: _____

Complete and return this entire packet with the materials from the checklist on page ii to your loan officer/account executive.

CONTACT INFO

1062 Lancaster Ave, Suite 15C
Rosemont, PA 19010

Phone: 610-645-9930

Fax: 610-645-9930

Email: sales@rehabfinancial.com

Website: www.rehabfinancial.com



DOCUMENTATION REQUIREMENTS:

Use the appropriate checklist below to make sure you submit all of the necessary materials as **PDF documents** with this completed packet.

PRE-APPROVAL CHECKLIST

(you do not have a property yet)

3 months most recent bank statements (business and personal).
Last year's tax returns (both business and personal)
Most recent pay stub (if applicable)
Business entity documents that name the people authorized to sign for the entity
Copy of driver's license

-OR-

FULL LOAN APPLICATION CHECKLIST

(you have a property under contract)

6 months most recent bank statements (business and personal).
Last 2 year's tax returns (both business and personal)*
2 most recent pay stubs (if applicable)
Business entity documents that name the people authorized to sign for the entity
Copy of driver's license
Agreement of sale
Itemized list of repairs
Proof of Experience (Copies of HUD or Settlement statements)

**If on extension RFG reserves the right to request proof along with a Profit and Loss for the extension year and/or a full 12 months of business and personal bank statements*

GETTING STARTED WITH RFG GUIDE

To get started, complete and send us this application and authorizations, the agreement of sale, and estimate of repairs for your project. We will then order the appraisal and inspection. The Appraiser and Inspector will call you to schedule appointments to visit the property. They will require payment the day they arrive. The Appraiser will complete the report which establishes the "as-is" value of the property before repairs. S/he will also determine the after rehab value for the property based on the rehab repairs you're planning.

The Inspector will use the estimate of repairs that you provide as a guide to make sure that all repair items are satisfactory and priced properly. S/he will also make sure each repair is well itemized for accurate draw releases. You are responsible for providing us the contact information for ordering a title and obtaining a homeowner's insurance policy. After you order these, you will need to provide Rehab Financial Group, LP with the contact information for your homeowner's insurance and titling service providers so the necessary loan information can be sent to them from our office.

We do not finance in any points, fees, or other closing costs such as title/homeowners insurance/appraisal/inspection. We always collect the first payment at closing. Invoices for subsequent payments will be sent via email.

We hold the entire balance of your repair escrow until you make a draw request. When you start your project, you will follow the inspector's final inspection report. You can request a draw on any of the line items that were accounted for in the report. Draws are only granted for work that is **100%** complete. We **DO NOT** release draw funds on partially completed work. Be sure to schedule an inspection of the work at completion so that you can submit an inspection report with your draw request. Rehab Financial Group, LP can usually release funds within a business day of receiving the inspector's report. Funds are delivered by mailed check free of charge or wired for a \$30 fee.

REHAB FINANCIAL GROUP, LP LOAN APPLICATION FORM

Borrower's Name:	Co-Borrower's Name (Spouse Only):
Home/Mailing Address: Own Rent	Home/Mailing Address: Own Rent
Home Phone and/or Cell:	Home Phone and/or Cell:
Social Security #: Are you a US Citizen? Yes No Date of Birth: Married Separated Single # of Dependents _____ Ages _____	Social Security #: Are you a US Citizen? Yes No Date of Birth: Married Separated Single # of Dependents _____ Ages _____

Employment information

Name of Employer: Self Employed	Name of Employer: Self Employed
Address:	Address:
Business Phone:	Business Phone:
____ Yrs. on this job ____ Yrs. In this line of work	____ Yrs. on this job ____ Yrs. In this line of work
Position/Title/Type of Business:	Position/Title/Type of Business:

Monthly Income and Housing Expense Information

Gross Monthly Income	Borrower	Co-Borrower	Monthly Housing Expense	
Base Income	\$	\$	Rent	\$
Overtime			First Mortgage	
Bonuses			Other Financing	
Commissions			Hazard Insurance	
Dividends/Interest			Real Estate Taxes	
Net Rental Income			Mortgage Insurance	
Other			Other	
Total	\$	\$	Total	\$

ASSETS AND LIABILITIES

ASSETS

LIABILITIES

Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Name & Address of Bank, S&L or Credit Union: Account #: _____ \$ _____	Name & Address of Company Account #: _____ Mo. Payment \$ _____ Unpaid Balance \$ _____
Stocks & Bonds (Company Name/Number & Description): <div style="text-align: right;">\$ _____</div>	Alimony/Child Support/Separate Maintenance Payments Owed to: <div style="text-align: right;">\$ _____</div>
Life Insurance Net Cash Value: Face Amount \$ _____ \$ _____	Job Related Expenses (Child Care, Union Dues etc.) <div style="text-align: right;">\$ _____</div>
Subtotal Liquid Assets <div style="text-align: right;">\$ _____</div>	Total Monthly Payments <div style="text-align: right;">\$ _____</div>
Real Estate Owned (Enter Market Value From Schedule of Real Estate Owned) <div style="text-align: right;">\$ _____</div>	
Net Worth of Business(es) Owned (Attaché Financial Statement) <div style="text-align: right;">\$ _____</div>	
Other Assets (Itemize) <div style="text-align: right;">\$ _____</div>	
Total <div style="text-align: right;">\$ _____</div>	

SCHEDULE OF OWNED REAL PROPERTY

Do you own rentals now? Yes No

How many rehabs have you bought and/or sold in the past 3 years? _____

Please complete this table for all investment properties you have bought and/or sold in the past 3 years.

(Net Rental Income should equal Gross Rental Income minus Monthly Mortgage Payment plus Taxes, Ins., Maint.)

EXAMPLE:

Property Address (Enter S if sold, PS if pending sale or R if rental being held for income)	Date of Purchase	Type of Property	Outstanding Mortgage Amount	Monthly Mortgage Payment	Rented (Y/N)	Gross Rental Payment	Taxes, Insurance, Maintenance etc. (Per Month)	Net Rental Income (Per Month)	
123 Main St. Anytown, PA123	PS	3/3/2008	2 Unit	\$100,000.00	\$1,200.00	Yes	\$1,800.00	\$300	\$300

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.

BORROWER	I do not wish to furnish this information				CO-BORROWER	I do not wish to furnish this information			
Ethnicity:	Hispanic or Latino	Not Hispanic or Latino			Ethnicity:	Hispanic or Latino	Not Hispanic or Latino		
Race:	American Indian or Alaska Native	Black or African American			Race:	American Indian or Alaska Native	Black or African American		
	Native Hawaiian or Other Pacific Islander	Asian	White			Native Hawaiian or Other Pacific Islander	Asian	White	
Sex:	Female	Male			Sex:	Female	Male		

To be Completed by Loan Originator:

This information was provided:

- In a face-to-face interview
- In a telephone interview
- By the applicant and submitted by fax or mail
- By the applicant and submitted via e-mail or the Internet

BORROWER AUTHORIZATION FORM

1. I/We (the Borrowers) have applied for a mortgage loan from Rehab Financial Group, LP ("Lender"). As part of the loan application process, Lender may verify information contained in my/our loan application and in other documents required in connection with my/our loan.
2. I/We authorize Lender to make inquiries with regards to information contained in my/our loan application and other documents given to Lender and hereby grant permission to third parties to respond with full disclosure to Lender's inquiries, supplying information related to, but not limited to: social security numbers, employment status and history, income, assets, tax returns, divorce separation agreements, credit history documents including bankruptcy, and/or foreclosure documentation as deemed necessary.
3. I/We hereby authorize Lender to pull and re-pull credit as deemed necessary by Lender during the application process and subsequently, as long as I/we have an outstanding loan or loan application with Lender or its assignee.
4. I/We hereby authorize Lender to use any photographs, pictures or other visual images of any property that is part of a loan transaction with Lender for Lender's own purposes, provided that the street address or my/our name is not part of the use of such images.
5. A copy of this authorization may be accepted as an original.

Borrower's Signature

Date

Borrower's Name

Date

Borrower's Signature

Date

Borrower's Name

BORROWER'S CREDIT CARD AUTHORIZATION

(Visa, Mastercard, Discover Only)

By signing below, I _____ authorize Rehab Financial Group, LP, in its own name, or the name of its nominee, to process a \$250 non-refundable application fee and other search fees, appraisal fees, commitment fees or any other amounts due Rehab Financial Group, LP related to origination or collection of any loan applied for by me, or made to me, by Rehab Financial Group, LP for the life of the loan.

The following is the credit card information for the card to be charged:

Credit Card Name: VISA MASTERCARD DISCOVER

CREDIT CARD HOLDER'S BILLING ADDRESS

Name	
Street	
Suite/Apt.#	
City, State, ZIP	
Credit Card Number	
Expiration Date	Security Code on Back of Card

A copy of this authorization may be accepted as an original.

Authorized by:

Signature of Card Holder

Date

OCCUPANCY CERTIFICATION

For office use only:

Borrower(s)

Property Address

Loan Number

Please complete the following in regards to the property:

I/We the undersigned certify that **(check one)**:

Primary Residence

I/We will occupy the Property as my/our principal residence within 60 days after the date of closing as stated in the Mortgage or Deed of Trust I/we executed. I/We will continue to occupy the property as my principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing.

Second Home

I/We will occupy the Property as a second home (vacation, etc.) while maintaining a principal residence elsewhere.

Investment Property

I/We will not occupy the Property as a principal residence or second home. The Property is an investment to be held or rented.

Refinance Only

(The Following Must Be Completed on a Refinance Transaction)

I/We the undersigned, certify that the property listed above is **NOT** currently for sale or under contract to be listed for sale.

I/We the undersigned acquired this property on _____, _____.

I/We understand that it is illegal to provide false information in an application for a mortgage loan. Mortgage fraud is punishable by up to 30 years in federal prison or a fine of up to 1 million dollars, or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.

I/We understand that failure to comply with the requirements in the Mortgage or Deed of Trust regarding occupancy of the property will entitle the Lender to exercise its remedies for breach of covenant under the Mortgage or Deed of Trust. Such remedies include, without limitation, requiring immediate payment in full of the remaining indebtedness under the Loan together with all other sums secured by the Mortgage or Deed of Trust, and exercise of power of sale or other applicable foreclosure remedies, to the extent permitted by the Mortgage or Deed of Trust.

Borrower Date

Borrower Date

Borrower Date

Borrower Date