

Dayton Capital Partners, LLC - Loan Application

Hard Money Loan Information

Purpose of Loan		Purchase or Target Closing Date		Purchase Price	
Purchase	Refinance			\$	
Do You Have an Accepted Purchase and Sale Agreement? (purchase only)				Yes	No
"As is" Property Value	k	†	@	Funds Requested	k
\$					7 Requested
Estimated Cost of Rehab		Estimated Days to Complete Rehab		u O k	
\$				\$	
Repair Summary					
Exit Strategy					

Property Information

Property Address		Property Type	
Address:		Single Family Residence	Condo
City:		2-4 unit	Townhome
State:	Zip:	Other _____	
Who do we contact for Property Access for the BPO or Appraisal?			
Name:	Phone:	Email:	
Property Access Instructions			
Closing Agent or Title Company			
Name:	Phone:	Email:	
Insurance Agent			
Name:	Phone:	Email:	

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Borrower Information

Speed the process: Answer every question fully

Business Entity Borrower Information	
Entity Name:	EIN:
Entity Type:	State of Incorporation:
Entity Address:	
If required, who below is guaranteeing this loan for the entity?	

Entity members with 20% or more ownership, and entity members with the authority to manage the entity must complete this section. Every person must complete this page, even if they will not be on the loan.

Borrower or Entity member			
Legal Name:		Phone #:	
Legal Address:			
SSN:	DOB:	Email:	
U.S. Citizen or Permanent Resident?		Yes	No
Marital Status:			
Amount of Liquid Assets	Net Worth	Monthly Income	Monthly Expenses
\$	\$	\$	\$
Credit Details for Borrower or Entity member			
Credit Score		Credit Score Source:	
Have you ever filed Bankruptcy?		Yes	No
Discharge Date:			
Have you ever had a Foreclosure or Short Sale filed against you?		Yes	No
Completion Date:			
Do you have any collections, judgements or liens filed against you?		Yes	No
Total Amount?			
Do you have any 60 day or more late payments in the past two years?		Yes	No

Your Experience

Total # of Properties Owned Currently			
# Purchases Ever	# Purchases Last 12 mo.	# Purchases Last 6 mo.	Average Purchase Price
			\$
Describe Experience with Similar Projects			

Signature of Borrower

Date of signature

Dayton Capital Partners, LLC

Dayton, Ohio
(937) 458-3303

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HARD MONEY PROCESS OVERVIEW

Process: We use our personal real estate and lending experience to maintain an ever-changing network of lenders offering the best deals to real estate investors. As needed, we can use our expertise to help you strategize and plan your investing, and to structure deals.

Once you submit the application above, we'll match you to the best lender for you and your deal. We'll notify you of the proposed loan terms based on the information you've submitted. We'll gather the remaining documents required and complete a full loan package to submit to the lender. After all information is verified and the property valuation is complete, loan terms will be finalized, and closing can be scheduled.

Documentation: Use the checklist below and send in anything we don't have from you. The sooner we have everything the faster we can get your loan closed. The list below is the minimum required. Depending on the lender and loan type, you may need additional items.

Fees: For a hard money loan, most often you can expect about 4 points, + a \$499 Commitment Fee. The Lender may have other fees not included in the points, and may pass through third party fees. The points are divided between the lender and the broker. Our broker fees will be clearly listed in the Broker Agreement.

Commitment Fee: The \$499 Commitment Fee is required AFTER we confirm we can fund your loan based on the information you have provided. The loan process officially begins once the Commitment Fee is received.

Property Purchase Information

- Completed Application (The pages above)
- Broker Agreement and Disclosure (We will send to you)
- Purchase and Sale Agreement
- Rehab Scope of Work (We will provide the form)
- \$499 Commitment Fee.

Entity Information

- Articles of Organization or Articles of Incorporation
- Operating Agreement or Corporate By-Laws
- Borrowing Authorization for Entity. (We will provide the form prior to closing)
- 3 Months Bank Statements for Entity
- Voided Check for ACH Debit (when requested)
- Additional Items may be requested

Personal Information

- Authorization to Release Information
- Schedule of Real Estate Owned and Past Projects (We will provide the form)
- 3 Months Bank Statements for personal account
- Driver's License (Color Copy)
- Credit Report upon request*
- Additional Items may be requested

*We may ask you to pull your credit report instead of pulling it ourselves. Having you obtain the report helps you preserve your credit score by reducing the number of inquiries to your credit report. The final lender we match you with always pulls their own credit report, and we see no point in doing two inquiries for one loan.

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