

Commercial Loan Application Bentley Funding

	NTITY INFORMATION on for all guarantors. <i>(At</i>		onal sheets	if needea	()	
The borrower is an: ☐ Individual(s) ☐ Entity	The borrowing entity is ☐ Corporation (C Corp ☐ S Corp			☐ Other:	Registered State:	Date Established:
Borrowing Entity Nar	me:	Tax 1	D:		Is the structure of t changing as part of	•
Documentation Avail	able:				Preferred Loan Doci	umentation:
☐ Rent Deposits ☐ 1099 ☐ DSCR (based on NOI/D	□Tax Retu □Leases		ank Stateme sset based	nts		
	ns 25% or more of the bo w or attach an organizatio		tity is require	ed to be a	a guarantor of the loar	n. Please list ALL
		Ownersh	ip On 1	Title?	part of the loan tran	the entity changing as isaction? If yes, please scribe.
	C	%	□Yes	□No	☐ Yes ☐ No	
	c	%	□Yes	□No	☐ Yes ☐ No	
	C	%	□Yes	□No	☐ Yes ☐ No	
	C	%	□Yes	□No	☐ Yes ☐ No	
Borrower Name:			Co-Borr	ower Na	me:	
Marital Status:	Married Single	☐ Divorce	d Marital	Status:	☐ Married ☐ Si	ingle \square Divorced
Present Address: (stre	eet, city, state, zip)		Present	Address	: (street, city, state, zip)	
□Own □Rent No	o. of Years:		□Own	□Rent	No. of Years:	
Mailing Address: (stre	et, city, state, zip)		Mailing	Address	: (street, city, state, zip)	
□Own □Rent No	o. of Years:		□Own	□Rent	No. of Years:	

If residing at a	the present addi	ress for les	s than	two years, co	mplete the follo	wing:			
Former Addre	ormer Address: (street, city, state, zip)			Former Address: (street, city, state, zip)					
□Own □Re	ent No. of Yea	rs:			□Own □Rer	nt No. of Year	rs:		
Phone Numbe	er:	Email Ad	dress:		Phone Numbe	er:	Email Ac	ldress	:
					•				
Employment	Status Borrow	ver 1			Employment S	Status Borrow	er 2		
☐ Employe	d □ Self-en	nployed	Years	on the Job:	☐ Employe	ed 🗆 Self-er	mployed	Years	on the Job:
Name of Em	iployer:		Positio	on/Title:	Name of Emp	ployer:		Positi	ion/Title:
Company Ad	ddress:		Туре	of Business:	Company Ad	dress:		Туре	of Business:
Net Worth:	Ownership:	Credit Sc	ore: C	n Title?	Net Worth:	Ownership:	Credit So	core:	On Title?
	·			☐ Yes					☐ Yes
\$	%			□ No	\$	%			☐ No
	with up to 90 days								
Annual Incor	ne and Combir		ng Exp	ense Inforn	nation				
		wer 1	1				wer 2		
Combined Mo (for Primary Resid	onthly Housing Jence only)	Expenses	: \$		Combined Mo (for Primary Reside	nthly Housing I	Expenses:	\$	
Total Monthly	/ Housing:	\$			Total Monthly	Housing:	\$		
Net Annual Ir	ncome	\$			Net Annual In	come	\$		
Total Income	:	\$			Total Income		\$		
Assets and Li	iabilities								
	Borro	wer 1				Borro	wer 1		
Total Assets:		\$			Total Assets:		\$		
Total Liabilitie	es:	\$			Total Liabilitie	es:	\$		
Total Cash Av	vailable:	\$			Total Cash Av	ailable:	\$		
Net Worth:		\$			Net Worth:		\$		
Liquidity:					Liquidity:				

II. BUSIN	ESS INFOR	RMATION				
	Borrov	wer 1			Borrow	ver 2
Business Name	e:			Business Name:		
Address: (City, 5	State, Zip)			Address: (City, State	e, Zip)	
EIN:	Year Business	Established:		EIN:	Year Busines	ss Established:
Type of Busine	ess/Operation:	Entity Type:		Type of Business,	/Operation:	Entity Type:
□Yes □Ne	ess occupy the lo nany sqft.:		•	□Yes □No		subject property? Percentage: %
	.0 Busin	ess Income		Tax Year 1 20_		ess Income
a. Annual Revb. Annual Exp (Exclude depreciation	enses:			a. Annual Revenb. Annual Expen (Exclude depreciation)	ises:	
Net Operating	Income (A-B):			Net Operating Inc	come (A-B):	
Tax Year 2 2	.0 Busin	ness Income	 !	Tax Year 2 20_	Busin	ess Income
a. Annual Rev	/enues:			a. Annual Reven	iues:	
b. Annual Exp (Exclude depreciation				b. Annual Expen (Exclude depreciation)		
Net Operating	Income (A-B):			Net Operating In	come (A-B):	
III. LOAN	N REQUEST					
Loan Purpose:	: (select all that appl	lv)		Loan Type: (select all	ll that apply)	
☐ Purchase		··	Hold <i>(Airbnb)</i>	_	_	7
☐ Refinance		☐ Buy and H	, ,	☐ Bridge (short-tern		☐ Condo Investment Rental
☐ Cash-out Re	efinance	☐ Rehab/Ren		☐ Hard money lenie☐ Construction	nt ∟	☐ USDA Business and Industry Loan (rural area)
☐ Construction	n-permanent	•	Construction	☐ Portfolio	Г	Permanent <i>(conventional,</i>
\square Fix and Flip		☐ Vacant Lar	nd	non-QM 1-4		bank, union insurance cop.,
\square Fix and Hold	d <i>(rental)</i> Loan Position	ı: 🗌 1 st 🔲 2 nd	d	☐ Note purchase		direct lender) Joint Venture Partners
Commercial M	1ortgage Type A		Prepayment	Penalty Type	Preferred I	Repayment Option
☐ Investor	3 3 7.	• •	Acceptable:	, ,,		ortization <i>(fixed all loan's term)</i>
☐ Builder/deve	eloper	ļ	☐ Constant R		☐ Hybrid	
\square Foreign Nati	ional		☐ Declining F	Rate	☐ Interest	only
Ruciness ON	vner-occunied	I	1			

Loan Term Required:	Recour	se Type:	Amortization:	Υ	ear's Fixed Ra	nte/Hybrid	Total Loan Am	ount:
·	(No. of Years) Acceptable? (includes soft/		(includes soft/hard	costs, liens)				
		Comple	te this section i	f this	is a Purchas	e Loan		
Purchase Contract Ex	pires:	Tai	get Closing Dat	e:		Is 1031 Exc	hange?	
Purchase Price: \$		Loan Amo	unt: \$		Down Payme	ent: \$	LTV: %	
Is there seller financi	ng:	How much	n: Terr	n:		Interest:	Monthly paym	nent:
	Co	mplete this	s section if this	is a (Cash out/Ref	inance Loan		
□Refinanc	e 🗆 Ca	sh Out Refi	nance			□1 st Mor	tgage	
Original Purchase Dat	œ:			Curr	ent Loan Amo	ount: \$		
Original Purchase Prio	ce: \$			Inte	rest Rate: %	, D		
Loan Amount Require	ed: \$			Date	Loan Acquir	ed:		
Cash Out Amount: \$				Mat	urity Date:			
Cash Out Use For:				Curr	ent Lender:			
Describe improvemer	its made	(If applicable):	Des	cribe improve	ments to be i	made (If applicable)	
	Co	mnlete this	s section if this	is a F	Rehah/Constr	uction Loan		
Budget required: Est			s to completion:				project would st	art?
Daaget Fequiliea. [230	iniate ive	. 01 111011111.	o to completion.	•	, ipproximae	o.,,,o cc	, project modia oc	
Is the permit in place	? (If applic	cable)	□Yes	Is th	e number of	units change	d after rehab?	□Yes
			□No					□No
Is the permit Valid?			□Yes □No	Is th	e type of owi	nership chang	jed after rehab?	□Yes □No
Will work be performe	ed by a li	censed	□Yes □No	Is p	roperty type o	:hange after r	ehab?	□Yes □No
Is the property's use	changed	after a reh	□Ves	Proje	ect to be comp	eted. Overviev	v, the scope of wor prove? (If applicable)	k, and

IV. SUBJECT PROPERTY	INFOR	RMATION	ı				
Subject Property Address:				City:		State:	Zip
Commercial Property Type:	1-4 Inve	estment Pro	perty Type:		Building's	S Curb Appe	eal:
Is Business Owner-Occupied? □	Yes □No)	Source of Valu Appraisal (H		e:		
Owner Occupancy: Sqft:	%:		□Estimate				
Current Occupancy Rate: %			□Sales Price ((if purchas	se)		
Vacancy Rate for the Area: %			Property Value				
,			Current As Is:	\$	Afte	r Rehab: \$	3
Land Size:	No. of C	Outdoor par	king space:		Property	Area Is:	
Acre Sqft	N CT				□Rural ((less than 50,0	<i>100)</i>
Building sqft.:	No. of I	Indoor parki	ng space:		□Suburt)	
Total No. of Stories:	No. of (Car Garage:			□Metrop	oolitan	
Total No. of Buildings:						, oned i	
Gross Rentable sqft.:	No. of C	Car Drivewa	y:				
Net Rentable sqft.:							
(Residential Units)					•		
No. of Stories: No. of	Units:		No. of Occupio	ed:	No.	of Vacant:	
(Commercial Units)							
No. of Stories: No. of	Units:		No. of Occupio	ed:	No.	of Vacant:	
Does the property have: (select all the	at apply)			Is the pro	perty in:		
\square Underground or above-ground s	torage ta	ınks		Short sale	3		
☐ Automotive repair uses	L :			Foreclosu	ire		
☐ Ongoing environmental remedia☐ Hazardous material handling/Lic				REO			
☐ On-site dry cleaner	crising			Default Pa	ayments		
\square A prior Phase 1 report available				Unpaid/o	wed tax		
□ N/A				Loan mod	dification		
Building Amenities:				Probate			
☐ Garage		☐ Solar/Gr	een energy	Action			
☐ Basement		☐ Playroor		6 1	1.10	n. 1	
☐ Pool☐ Laundry facility		☐ Rooftop☐ Elevator		-	o any addi cumbrance		
		☐ Other		or restrict		-,	
,							

Summary P& L		Annual operating expenses:	\$	Source additional income: (if applicable)
Potential gross income:	\$	(including tax and ins.)		(ii applicazio)
		Projected Rental income:	\$	
Effective gross income:	\$	Projected additional income	: \$	
Annual additional income: (including tax and ins.)	\$	Projected NOI:	\$	Is the property subjected to rent stabilization/control?
Annual Actual collected incom	e:\$	Annual Insurance Exp:	\$	☐ Rent Control
Annual operating expenses:	\$	Annual Tax Exp:	\$	☐ Rent Stabilize
NOI: \$		Property's Cash Flow: (positive/negative. Does not include de	\$ epreciation)	□ N/A
Additional information about	the prop	erty/transaction that may help:		

V. EXPERIENCE AND MISCELLANEOUS	
Why financing at this time? (Overview of needs, reasons, problems, target accomplishment, etc.)	
In what geographic areas are you investing so far? In What types of properties/projects is y	our experience?
In what capacity have you been involved in real estate over the years? (Realtor, Contractor,	Investor, etc.)
Explain Exit Strategy (Please detail how you intend to pay back the loan. Ex., sell, refinance)	Expected Timeline to Exit
What has been done to secure financing so far? If financing has been denied, what type? Wi	hy? When?
1. How many investment properties have you rehabbed in the past four years?	
2. How many investment properties do you currently own as rental properties?	
3. How many Ground-Up /or similar projects have you completed in the past four years?	
4. How many investment properties have you purchased /or rehabbed in your career?	
5. Have you been a licensed contractor for the past five years?	
6. Company website address/link:	

VI. PERSONAL DECLARATIONS				
If you answer "Yes" to any questions A through F, please provide a separate explanation.	Borr	rower	Со-Во	orrower
A. Are there any outstanding judgments against you?	□ Yes	□ No	□ Yes	□ No
B. Have you declared bankruptcy within the last four years?	□ Yes	□ No	□ Yes	□ No
C. Have you had property foreclosed upon or given title in lieu thereof in the last four years?	□ Yes	□ No	□ Yes	□ No
D. Are you party to a lawsuit?	□ Yes	□ No	□ Yes	□ No
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment in the last four years?	□ Yes	□ No	☐ Yes	□ No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, or loan guarantee?	□ Yes	□ No	□ Yes	□ No
G. Are you obligated to pay alimony, child support, or separate maintenance?	□ Yes	□ No	☐ Yes	□ No
H. If applicable, do you intend to occupy the property as your primary housing residence?	□ Yes	□ No	□ Yes	□ No
I. Have you been convicted of a felony within the past ten years?	□ Yes	□ No	□ Yes	□ No
J. Are you a U.S. citizen?	□ Yes	□ No	□ Yes	□ No
K. Are you a permanent resident alien?	□ Yes	□ No	□ Yes	□ No
If you answered no to questions J and K, please provide your visa status.				
VII. BUSINESS DECLARATIONS				
Did your business file for bankruptcy in the last three years?		□ Ye	es 🗆 N	No
Is your business part of any lawsuit currently?		□ Ye	es 🗆 N	No
Has your business defaulted on any Federal loan? (SBA loans)		□ Ye	:s 🗆 N 	No
No business principal has had a property foreclosed within the past four years.		□ Ye	s □ N	No
Is your business license valid and sustainable for operation?		□ Ye	es 🗆 N	No

VIII. GENERAL AUTHORIZATION

I HEREBY AUTHORIZE THE LENDER AND ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR, TO VERIFY ANY AND ALL INFORMATION PROVIDED OR REQUESTED WITH THIS APPLICATION, INCLUDING BUT NOT LIMITED TO MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.

I UNDERSTAND THAT FALSE INFORMATION AND STATEMENTS MAY RESULT IN POSSIBLE PROSECUTION UNDER FEDERAL AND STATE LAWS.

FURTHER, I UNDERSTAND THAT MY INFORMATION WILL BE SCRUBBED AGAINST THE OFAC, SDN LISTS, EXCLUSIONARY AND OTHER LISTS TO CONFIRM COMPLIANCE WITH THE US PATRIOT ACT, COUNTER-TERRORISM REGULATIONS, AND BSA/AML REGULATIONS.

I CERTIFY BY SIGNING BELOW THAT THIS IS NOT AN APPROVAL, PRE-APPROVAL, OR COMMITMENT TO LEND AND THAT I MAY BE DENIED AT ANY TIME DURING THE PROCESS FOR REASONS INCLUDING BUT NOT LIMITED TO CREDITWORTHINESS, SUCH AS; COLLATERAL ISSUES, BUSINESS PRACTICES, OR UNSTABLE GOVERNMENT/POLITICAL CLIMATE WITHIN A COUNTRY.

APPLICANT

I AUTHORIZE THE LENDER TO MAKE ALL INQUIRIES NECESSA MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS	
Applicant Authorization/Signature:	Date:
CO-APPLICANT	
I AUTHORIZE THE LENDER TO MAKE ALL INQUIRIES NECESSA MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS	
Applicant Authorization/Signature:	Date:

When you complete filling it up, please Email it to info@bentleyfunding.com