



LOAN REQUEST FORM

>> ICF responds to loan requests within 24 hours <<

>> Please complete and fax to 866-610-7547 or e-mail to info@txhardmoneylending.com <<

Person Completing This Form

Borrower Mortgage Broker Other: _____

Borrower Information

Name: _____

Home Address: _____

Contact Info: Phone #: _____ E-mail: _____

What is the borrower's profession? _____

What is the borrower's annual household income? \$ _____

What is borrower's estimated net worth? \$ _____

Credit History

Rate the borrower's credit history?

Excellent Good Fair Poor

What are the borrower's credit scores (if known)? _____

Has borrower had judgments, tax liens, foreclosures or bankruptcy? If yes, describe and provide current disposition:

Type of Loan

What is the purpose for the loan? (Check all that apply)

Purchase Refinance Construction
 Development Rehab / Renovation

If Purchase

What is the purchase price? \$ _____

How is the equity being established?

Cash down payment of \$ _____ Purchase price under market
 Seller carry-back of \$ _____ Other: _____

If Refinance

What is the reason for the loan?

- Balloon payment Lower interest rate Cash out / consolidation
- Avoid foreclosure Other: _____

For cash out loans, what are proceeds for? _____

When was the property acquired and at what price? _____

What is the current balance of all liens against property? \$ _____

Purpose of Loan

What is the intended use of funds?

- Consumer Commercial (For investment or business purposes)

Location and Property Type

What is the physical address of the property (include county)?

What type of property is being used as collateral?

- Residential (1-4 units): # of units? ____ Retail
- Apartment (5+ units): # of units? ____ Office
- Industrial / Warehouse Mixed use
- Entitled land Land Other: _____

Sqft of structures: _____

Sqft/acreage of land: _____

Title Held In

Is the borrower an individual or an entity?

- Individual Entity If entity, what type? _____

NOTE: Loans held by entity require personal guarantee

Loan Amount and Property Value

How much does the borrower want to borrow? \$ _____

What is the current "as is" value of the property? _____

What objective support for value is being used?

- Appraisal Tax assessment Cost basis
- Income approach Market data Other: _____

If Income Producing Property

Annual gross income \$ _____

Annual net income \$ _____

If Lot or Acreage with Utilities

Water:

Public

Well

Other: _____

Electric:

Public

Generator

Other: _____

Sewage:

Public

Septic

Other: _____

If Construction, Development or Renovation Loan

Who is overseeing the project?

General Contractor (not borrower) Borrower acting as General Contractor

What credentials does the contractor have? _____

What credentials does the borrower have? _____

Are project documents available? Check any that apply:

Plans: _____ Timeline: _____ Cost breakdown: _____
Pro forma: _____ Feasibility study: _____ Option/Intent letters: _____

Describe other: _____

Exit Strategy

How does borrower plan to pay off loan? _____

Closing Date

What is the estimated closing date? _____

Brokers Only

Company Name: _____ Contact Name: _____

Office #: _____ Mobile #: _____ Fax #: _____

E-mail: _____

Are there any other brokers participating on this loan? If yes, who: _____

Additional Information for Consideration

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Thank you for choosing Investor's Capital Funding, LLC!