



A Division of Cliffco, Inc.

DSCR Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

This application and loan type is only applicable to business purpose loans for investment properties. The Debt Service Coverage Ratio program is not applicable to consumers who intend to reside in the property at any time.

Section 1: Borrower Information. This section asks about your personal information.

1a. Personal Information

| | |
|--|--|
| Name (First, Middle, Last, Suffix) | Social Security Number (or Individual Taxpayer Identification Number) |
| Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) | Date of Birth (mm/dd/yyyy) ____/____/____ |
| | Citizenship <input type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien |

| | |
|---|--|
| Type of Credit <input type="radio"/> I am applying for individual credit . <input type="radio"/> I am applying for joint credit . Total Number of Borrowers: _____ Each Borrower intends to apply for joint credit. Your initials: _____ | List Name(s) of Other Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) - Use a separator between names |
|---|--|

| | | |
|--|---|---|
| Marital Status <input type="radio"/> Married <input type="radio"/> Separated <input type="radio"/> Unmarried (Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship) | Dependents (not listed by another Borrower) Number __ Ages _____ | Contact Information Home Phone _____ Cell Phone _____ Work Phone _____ Ext. _____ Email _____ |
|--|---|---|

Current Address
 Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____
 How Long at Current Address? ___ Years ___ Months **Housing** No primary housing expense Own Rent (\$ _____ /month)

If renting at current address, are you able to provide the most recent 12 consecutive months of rent payments? YES NO

If yes, how do you pay your rent? Check Zelle (or equivalent) Cash Other:
 Do you pay rent to a management company/ agent or a private landlord/property owner? Management Company Private Landlord

If at Current Address for LESS than 2 years, list Former Address Does not apply
 Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____
 How Long at Former Address? ___ Years ___ Months **Housing** No primary housing expense Own Rent (\$ _____ /month)

Mailing Address - if different from Current Address
 Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

Section 2: Financial Information — Assets and Liabilities. This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

2a. Assets – Bank Accounts, Retirement, and Other Accounts You Have

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

| Account Type – use list above | Financial Institution | Account Number | Cash or Market Value |
|----------------------------------|-----------------------|----------------|----------------------|
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| Provide TOTAL Amount Here | | | \$ |

2b. Other Assets and Credits You Have

Does not apply

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

- | | | |
|--|---|---|
| <p><i>Assets</i></p> <ul style="list-style-type: none"> • Proceeds from Real Estate Property to be sold on or before closing • Proceeds from Sale of Non-Real Estate Asset • Secured Borrowed Funds | <ul style="list-style-type: none"> • Unsecured Borrowed Funds • Other | <p><i>Credits</i></p> <ul style="list-style-type: none"> • Earnest Money • Employer Assistance • Lot Equity • Relocation Funds • Rent Credit • Sweat Equity • Trade Equity |
|--|---|---|

| Asset or Credit Type – use list above | Cash or Market Value |
|---------------------------------------|----------------------|
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| Provide TOTAL Amount Here | |
| \$ | |

Section 3: Financial Information — Real Estate. This section asks you to list all properties you currently own and what you owe on them. *I do not own any real estate*

3a. Property You Own If you are refinancing, list the property you are refinancing **FIRST**.

Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

| Property Value | Status: Sold, Pending Sale, or Retained | Intended Occupancy: Investment, Primary Residence, Second Home, Other | Monthly Insurance, Taxes, Association Dues, etc. <i>if not included in Monthly Mortgage Payment</i> | For 2-4 Unit Primary or Investment Property | |
|----------------|---|---|---|---|--|
| | | | | Monthly Rental Income | For LENDER to calculate: Net Monthly Rental Income |
| \$ | | | \$ | \$ | \$ |

Mortgage Loans on this Property *Does not apply*

| Creditor Name | Account Number | Monthly Mortgage Payment | Unpaid Balance <i>To be paid off at or before closing</i> | Type: FHA, VA, Conventional, USDA-RD, Other | Credit Limit <i>(if applicable)</i> |
|---------------|----------------|--------------------------|---|---|-------------------------------------|
| | | \$ | \$ <input type="checkbox"/> | | \$ |
| | | \$ | \$ <input type="checkbox"/> | | \$ |

3b. IF APPLICABLE, Complete Information for Additional Property *Does not apply*

Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

| Property Value | Status: Sold, Pending Sale, or Retained | Intended Occupancy: Investment, Primary Residence, Second Home, Other | Monthly Insurance, Taxes, Association Dues, etc. <i>if not included in Monthly Mortgage Payment</i> | For 2-4 Unit Primary or Investment Property | |
|----------------|---|---|---|---|--|
| | | | | Monthly Rental Income | For LENDER to calculate: Net Monthly Rental Income |
| \$ | | | \$ | \$ | \$ |

Mortgage Loans on this Property *Does not apply*

| Creditor Name | Account Number | Monthly Mortgage Payment | Unpaid Balance <i>To be paid off at or before closing</i> | Type: FHA, VA, Conventional, USDA-RD, Other | Credit Limit <i>(if applicable)</i> |
|---------------|----------------|--------------------------|---|---|-------------------------------------|
| | | \$ | \$ <input type="checkbox"/> | | \$ |
| | | \$ | \$ <input type="checkbox"/> | | \$ |

3c. IF APPLICABLE, Complete Information for Additional Property *Does not apply*

Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

| Property Value | Status: Sold, Pending Sale, or Retained | Intended Occupancy: Investment, Primary Residence, Second Home, Other | Monthly Insurance, Taxes, Association Dues, etc. <i>if not included in Monthly Mortgage Payment</i> | For 2-4 Unit Primary or Investment Property | |
|----------------|---|---|---|---|--|
| | | | | Monthly Rental Income | For LENDER to calculate: Net Monthly Rental Income |
| \$ | | | \$ | \$ | \$ |

Mortgage Loans on this Property *Does not apply*

| Creditor Name | Account Number | Monthly Mortgage Payment | Unpaid Balance <i>To be paid off at or before closing</i> | Type: FHA, VA, Conventional, USDA-RD, Other | Credit Limit <i>(if applicable)</i> |
|---------------|----------------|--------------------------|---|---|-------------------------------------|
| | | \$ | \$ <input type="checkbox"/> | | \$ |
| | | \$ | \$ <input type="checkbox"/> | | \$ |

Section 4: Loan and Property Information. This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount \$ _____ Loan Purpose Purchase Refinance Other (specify) _____

Property Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ County _____

Number of Units _____ Property Value \$ _____

Occupancy Primary Residence Second Home Investment Property **FHA Secondary Residence**

1. **Mixed-Use Property.** Does the property have at least one commercial unit?(e.g., daycare facility, medical office, beauty/barber shop) NO YES

2. **Commercial Unit Count:** _____ **Residential Unit Count:** _____

3. **Manufactured Home.** Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) NO YES

4c. Rental Income on the Subject Property

| What is the actual/expected monthly <u>Combined</u> rental income the property? | Amount |
|--|------------------------|
| Please complete the below. If the unit is currently leased, select occupied. | |
| 1st Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 2nd Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 3rd Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 4th Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 5th Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 6th Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 7th Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |
| 8th Unit Number: _____ Expected Monthly Rent: _____ Occupied? <input type="checkbox"/> | Commercial Residential |

Total Subject Property Rent Roll:

Do you intend to take title of the subject property in the name of an LLC or other corporate formed entity? Yes No

If yes, what is the name of that entity? _____

What is your ownership percentage of that entity? _____%

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Lender
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Other

| Asset Type: Cash Gift, Gift of Equity, Grant | Deposited/Not Deposited | Source - use list above | Cash or Market Value |
|--|---|-------------------------|----------------------|
| | <input type="radio"/> Deposited <input type="radio"/> Not Deposited | | \$ |
| | <input type="radio"/> Deposited <input type="radio"/> Not Deposited | | \$ |

Section 5: Declarations. This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

| | |
|--|---|
| <p>A. Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?</p> | <p><input type="radio"/> NO <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> YES _____ _____</p> |
| <p>B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?</p> | <p><input type="radio"/> NO <input type="radio"/> YES \$ _____</p> |
| <p>D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?</p> | <p><input type="radio"/> NO <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |

5b. ABOUT YOUR FINANCES

| | |
|--|---|
| <p>F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>G. Are there any outstanding judgments against you?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>H. Are you currently delinquent or in default on a Federal debt?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>I. Are you a party to a lawsuit in which you potentially have any personal financial liability?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>L. Have you had property foreclosed upon in the last 7 years?</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |
| <p>M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13</p> | <p><input type="radio"/> NO <input type="radio"/> YES</p> |

Section 7: Military Service. This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES

If YES, check all that apply:

- Currently serving on active duty with projected expiration date of service/tour/ ___ / ___
- Currently retired, discharged, or separated from service
- Only period of service was as a non-activated member of the Reserve or National Guard
- Surviving spouse

Section 8: Demographic Information. This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

- Hispanic or Latino
 - Mexican
 - Puerto Rican
 - Cuban
 - Other Hispanic or Latino - *Print origin:* _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

- Not Hispanic or Latino
- I do not wish to provide this information

Sex

- Female
- Male
- I do not wish to provide this information

Race: Check one or more

- American Indian or Alaska Native – *Print name of enrolled or principal tribe:* _____
 - Asian
 - Asian Indian
 - Chinese
 - Filipino
 - Japanese
 - Korean
 - Vietnamese
 - Other Asian – *Print race:* _____
- For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.*
- Black or African American
 - Native Hawaiian or Other Pacific Islander
 - Native Hawaiian
 - Guamanian or Chamorro
 - Samoan
 - Other Pacific Islander – *Print race:* _____

For example: Fijian, Tongan, and so on.

- White
- I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname? NO YES
- Was the sex of the Borrower collected on the basis of visual observation or surname? NO YES
- Was the race of the Borrower collected on the basis of visual observation or surname? NO YES

The Demographic Information was provided through:

- Face-to-Face Interview (*includes Electronic Media w/ Video Component*)
- Telephone Interview
- Fax or Mail
- Email or Internet