



GENESIS
FUNDING
A MINORITY-OWNED BUSINESS ENTERPRISE

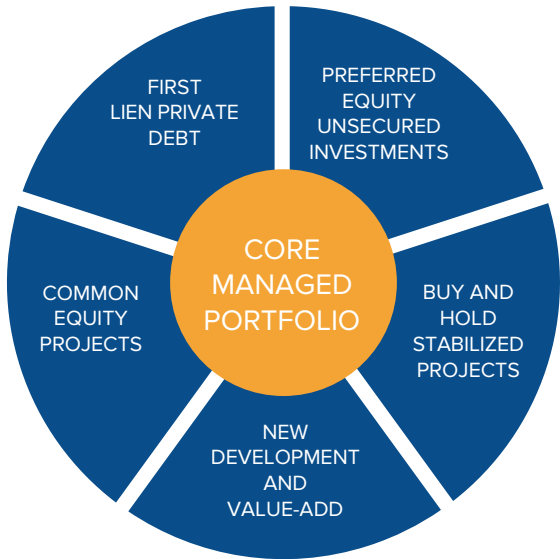
Private Loan Application Form

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Direct Private Mortgage Lenders

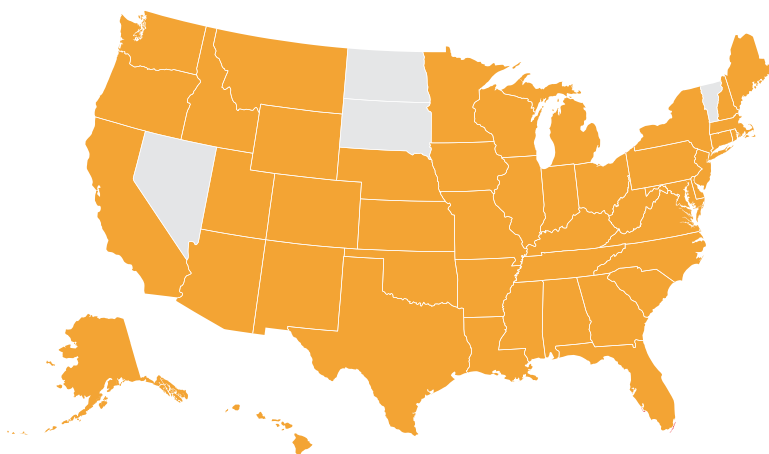
— Fix & Flip — Cash-Out Refinance — New Construction — Commercial



- 80% LTV
- 65% ARV
- Nationwide
- Quick Closings
- 6-24 Month Terms
- Rates Starting at 8.25%
- 1-4 Family Residential
- REO/Short Sale Savvy
- 620 Minimum Credit Score
- Foreclosure Auctions
- Bank REO's/Short Sales
- Mixed-Use & Commercial Properties
- Bridge Loans
- Speculator Friendly
- Non-Owner Occupied Properties
- No Debt Service Coverage

Lending Criteria	Residential (1-4 Family)	Multi-Family & Mixed Use
Max Loan-To-Value Ratio	80% (Purchase), 70-75% (Refinance)	75% (Purchase), 70-75% (Refinance)
Construction Financing	Up to 90%	620+ *
Minimum Rates	10% (8.25% in California)	10.75% *8.75% in California
Pre-Pay	3-6 Months	3-6 Months
Loan Term	12-24 Months	12-24 Months
Minimum Loan Amount	\$100,000 - \$5,000,000	\$100,000 - \$5,000,000

*Exceptions may be granted on a deal by deal basis.



- Alabama
- Alaska
- Arkansas
- California
- Colorado
- Connecticut
- Delaware
- DC
- Georgia
- Hawaii
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maine
- Maryland Mass
- achusetts
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- New Hampshire
- New Jersey
- New York
- New Mexico
- North Carolina
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- Tennessee
- Texas
- Utah
- Washington
- West Virginia
- Wisconsin
- Wyoming



Transaction Information

Transaction Type: Purchase Refinance (CEMA) Refinance (Straight REFI)
Loan Purpose: Ground Up Rehab Cash-out Bridge Buyout
Lien Position: First Lien
 Loan Amount:.....
 Purchase Price: (if applicable).....
 Construction Budget:
 Loan Request No. 1: (1st Lien)
 Loan Request No. 2: (2nd Lien - construction)
 Loan Term Request: 12 Months 24 Months 36+ Months
 "As is" Value: Final Value:
 Desired Funding Date:
 Is this a T.O.E.? Y N
 If Yes, T.O.E date?:
 Is this a short sale/foreclosure/REO? Y N
 Is there an assignment, flip, or sale of membership Units? Y N
 If so, what is the amount?
 Has an LLC for this transaction already been established? Y N
 If this is a Refi, is your existing mortgage current? Y N
 If this is a Refi, is title an entity? Y N
 If this is a Refi, what is the existing debt?

Property Information

Address: City:..... State: County: Zip:
Asset Type:
 Single Family Residential Commercial Mixed-Use Multi-Family Condo Other

 Commercial Units Commercial Units Multi-family Units
 Residential Units

Development Phase:
 Full Renovation Repositioning Conversion Ground Up Construction
Occupancy:
 Vacant Partially Occupied Fully Occupied Land

 Acres

 Do you have approved plans? Y N

Investment Summary: *(Please explain what you plan to do with the loan amount and the property)*

Exit Strategy: *(Please explain the long term plan for this project and the paying off of the loan)*
 Sell Refinance



Guarantor's Information

Borrower Name: Entity Name:

Address: City:..... State:..... Zip:.....

Phone: Fax:

*Approximate Credit Score: Email:

Are you a foreign national without a social security number? Y N

Have you ever been convicted of a felony? Y N

Are you currently in any lawsuits? Y N

Have you ever been prosecuted for SEC violations? Y N

Have you ever filed a bankruptcy? Y N

Have you ever defaulted on a loan? Y N

Do you have any outstanding judgments? Y N

Broker Information

Are you a licensed broker? Y N

Brokerage Firm: Agent Name:

Address: City:..... State: Zip:

Email: Phone:

How did you hear about us?

- Advertisement Investors Borrower Referral
- Search Engine Social Media Other _____ Representative _____

Borrower Track Record

Are you a repeat borrower? Y N

What is the most recent project you closed with us? (Please give the address and project type):

How many years have you actively invested in real estate?

How many transactions has the borrower been involved with?

What is the total dollar (\$) amount of the transactions?

- <500K 500K - 2 MM 2MM+