

INSŪLA CAPITAL GROUP

Private Lender for Real Estate Investments

Date of Submission:

Borrower:

Requested Loan Amt:

SUBMISSION CHECKLISTS:

First Time Borrower

- Photo ID
- SS Card
- Credit Report
- Background Check
- Flip History (purchase date/price & disposition date/price with rehab amount)
- PFS
- Appraisal
- Purchase Contract
- Entity Docs (bylaws/operating agreement, EIN validation and any additional docs)

Recurring Borrower

- Appraisal
- Purchase Contract
- Entity Docs (if new/
different entity)

Legal Business Name _____ Ph _____

Mailing Address _____ City _____ State _____ Zip _____

Physical Address (if different) _____

Primary Contact _____

Email _____ Cell _____

Primary Borrower

Co-Borrower

Marital Status

Primary Residence

Marital Status

Primary Residence

Married

Rent

Married

Rent

Unmarried

Own

Unmarried

Own

Separated

Separated

Company Ownership

List below all owners, partners, and stockholders with 20% or more ownership interest.

Name _____ Title _____

Home Address _____ City _____ State _____ ZIP _____

% Ownership _____ Email _____ Home Phone _____

Cell Phone _____ Social Security # _____ Credit Score _____ DOB _____

Name _____ Title _____

Home Address _____ City _____ State _____ ZIP _____

% Ownership _____ Email _____ Home Phone _____

Cell Phone _____ Social Security # _____ Credit Score _____ DOB _____

Primary Borrower Flip History

Co-Borrower Flip History

of flips done in past 12 mths _____

of flips done in the past 12 mths _____

of flips done in the past 24 mths _____

of flips done in the past 24 mths _____

Any bankruptcies in the past 36 mths? _____

Any bankruptcies on the past 36 mths? _____

Any foreclosures in the past 36 mths? _____

Any foreclosures in the past 36 mths? _____

Yes / No

Primary Borrower

Have you ever had a property foreclosed in the past 7 years?

Have you ever filed for Bankruptcy?

Are you the party of a lawsuit?

Are you presently delinquent or in default on any federal debt?

Have you ever been convicted of a felony?

Yes / No

Co- Borrower

Have you ever had a property foreclosed in the past 7 years?

Have you ever filed for Bankruptcy?

Are you the party of a lawsuit?

Are you presently delinquent or in default on any federal debt?

Have you ever been convicted of a felony?

Please note that "yes" answers are not a preclusion from obtaining a loan, however they do require a letter of explanation.

PERSONAL FINANCIAL STATEMENT

As of _____, _____

Name		Business Phone	
Home Address		Home Phone	
City, State, & Zip Code			
Business Name of Applicant			
ASSETS	(Omit Cents)	LIABILITIES	(Omit Cents)
Cash on Hand & in banks.....\$ _____		Accounts Payable.....\$ _____	
Savings Accounts.....\$ _____		Notes Payable to Banks and Others.....\$ _____	
IRA or Other Retirement Account.....\$ _____		(Describe in Section 2)	
(Describe in Section 5)		Installment Account (Auto).....\$ _____	
Accounts & Notes Receivable.....\$ _____		Mo. Payments \$ _____	
(Describe in Section 5)		Installment Account (Other).....\$ _____	
Life Insurance – Cash Surrender Value Only.....\$ _____		Mo. Payments \$ _____	
(Describe in Section 8)		Loan(s) Against Life Insurance.....\$ _____	
Stocks and Bonds.....\$ _____		Mortgages on Real Estate.....\$ _____	
(Describe in Section 3)		(Describe in Section 4)	
Real Estate.....\$ _____		Unpaid Taxes.....\$ _____	
(Describe in Section 4)		(Describe in Section 6)	
Automobiles.....\$ _____		Other Liabilities.....\$ _____	
(Describe in Section 5, and include Year/Make/Model)		(Describe in Section 7)	
Other Personal Property.....\$ _____		Total Liabilities.....\$ _____	
(Describe in Section 5)		Net Worth.....\$ _____	
Other Assets.....\$ _____		Total Liabilities & Net Worth \$ _____	
(Describe in Section 5)		*Must equal total in assets column.	
Total Assets \$ _____			
Section 1. Source of Income.		Contingent Liabilities	
Salary.....\$ _____		As Endorser or Co-Maker.....\$ _____	
Net Investment Income.....\$ _____		Legal Claims & Judgments.....\$ _____	
Real Estate Income.....\$ _____		Provision for Federal Income Tax.....\$ _____	
Other Income (Describe below)*.....\$ _____		Other Special Debt.....\$ _____	

Description of Other Income in Section 1.

*Alimony or child support payments should not be disclosed in "Other Income" unless it is desired to have such payments counted toward total income.

GUARANTOR REAL ESTATE PORTFOLIO SCHEDULE

Property Address	% Owned	Property Type	Market Value	Mortgage Balance	Monthly Income	Monthly Expenses	Monthly Cash Flow

This addendum is incorporated into and shall be deemed to amend and supplement the loan application to which it is attached.

Signature

Date

Title (if signing on behalf of a business entity)

online application

GUARANTOR REAL ESTATE REHAB EXPERIENCE

Property Address	Entity / Individual on Title	% Owned	Property Type	Acquisition Price	Acquisition Date	Rehab Amount	Disposition Price	Disposition Date	Profit / Loss

This addendum is incorporated into and shall be deemed to amend and supplement the loan application to which it is attached.

Signature

Date

Title (if signing on behalf of a business entity)

online application