

TLSD, I NC. - CREDIT APPLICATION

**Borrower Information**

Legal Name	<input type="text"/>	Date of Birth	<input type="text"/>
Address	<input type="text"/>	EIN / Social	<input type="text"/>
City, ST Zip	<input type="text"/>	Marital Status	<input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried
Own / Rent	<input type="checkbox"/> Own <input type="checkbox"/> Rent		
Cell Phone	<input type="text"/>	Work Phone	<input type="text"/>
Fax	<input type="text"/>	Other	<input type="text"/>
Email	<input type="text"/>	Other	<input type="text"/>

**Co Borrower Information**

Legal Name	<input type="text"/>	Date of Birth	<input type="text"/>
Address	<input type="text"/>	Ein / Social	<input type="text"/>
City, ST Zip	<input type="text"/>	Marital Status	<input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried
Own / Rent	<input type="checkbox"/> Own <input type="checkbox"/> Rent		
Cell Phone	<input type="text"/>	Work Phone	<input type="text"/>
Fax	<input type="text"/>	Other	<input type="text"/>
Email	<input type="text"/>	Other	<input type="text"/>

**Borrower Employment Information**

Employer	<input type="text"/>	Years on Job	<input type="text"/>
Address	<input type="text"/>	Years in this work	<input type="text"/>
City, ST Zip	<input type="text"/>	Monthly Income	<input type="text"/>
Self Employed	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Position	<input type="text"/>		
Employer Phone	<input type="text"/>		

**Monthly Income and Expenses**

Gross Income	Borrower	Co Borrower	Total	Expenses	Combined
Employment	<input type="text"/>	<input type="text"/>	<input type="text"/>	Housing	<input type="text"/>
Investment	<input type="text"/>	<input type="text"/>	<input type="text"/>	Auto	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	Other	<input type="text"/>
Total	<input type="text"/>	<input type="text"/>	<input type="text"/>	Total	<input type="text"/>

**If YES, please provide detailed written explanation**

- Have you or an entity in which you had an ownership interest or officer position ever declared bankruptcy?  No  Yes
- Have you ever had a foreclosure proceeding initiated against you?  No  Yes
- Are there any judgments, pending or threatened legal actions against you?  No  Yes
- Have you ever been charged with any criminal offense, either a misdemeanor or felony?  No  Yes

**Business Entity Ownership Interest**

Business Name	Date Established	Tax I.D. #	Ownership %	Type of Business
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Personal Financial Statement**

Assets	Value	Liability	Value
Cash in Bank	\$ <input type="text"/>	Credit Cards	\$ <input type="text"/>
Stocks / Bonds	\$ <input type="text"/>	Unsecured Loans	\$ <input type="text"/>
IRA, 401K, Retirement	\$ <input type="text"/>	Other loans	\$ <input type="text"/>
Personal Residence	\$ <input type="text"/>	Personal Mortgage	\$ <input type="text"/>
Other Real Estate Owned	\$ <input type="text"/>	Other Real Estate Mortgage	\$ <input type="text"/>
Autos	\$ <input type="text"/>	Auto Loans	\$ <input type="text"/>
Other Assets	\$ <input type="text"/>	Other Liabilities	\$ <input type="text"/>
Total Assets	\$ <input type="text"/>	Total Liabilities	\$ <input type="text"/>

## Personal Financial Budget

Income	Total	Expense	Total
Gross salary or draw	\$ <input type="text"/>	Personal Residence	\$ <input type="text"/>
Spousal salary or draw	\$ <input type="text"/>	Rental Mortgages	\$ <input type="text"/>
Rental Income	\$ <input type="text"/>	Property Taxes/Insurance	\$ <input type="text"/>
Interest or Dividend	\$ <input type="text"/>	Credit Card Payments	\$ <input type="text"/>
Alimony or Support	\$ <input type="text"/>	Utilities & Phone	\$ <input type="text"/>
Other Income	\$ <input type="text"/>	Food, Clothing, etc.	\$ <input type="text"/>
		Income Tax	\$ <input type="text"/>
		Other	\$ <input type="text"/>
<b>TOTAL</b>	\$ <input type="text"/>		\$ <input type="text"/>

## Schedule of Real Estate

**1** Property Address  City  State  ZIP

% Owned	Year Purchased	Original Cost	Current Value	Mortgage Balance	Gross Rental Income
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**2** Property Address  City  State  ZIP

% Owned	Year Purchased	Original Cost	Current Value	Mortgage Balance	Gross Rental Income
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**3** Property Address  City  State  ZIP

% Owned	Year Purchased	Original Cost	Current Value	Mortgage Balance	Gross Rental Income
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**4** Property Address  City  State  ZIP

% Owned	Year Purchased	Original Cost	Current Value	Mortgage Balance	Gross Rental Income
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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## Property and Loan Details

Property Address	<input type="text"/>	City	<input type="text"/>
State	<input type="text"/>	ZIP	<input type="text"/>
Is the property already in escrow	<input type="checkbox"/> No <input type="checkbox"/> Yes	Property Type	<input type="checkbox"/> SFR <input type="checkbox"/> Multi <input type="checkbox"/> Other
Purchase Price	\$ <input type="text"/>	Purchase Date	<input type="text"/>
Rehab Budget	\$ <input type="text"/>		
Is this your first rehab project	<input type="checkbox"/> No <input type="checkbox"/> Yes		
Requested Loan Amount	\$ <input type="text"/>	Down Payment	\$ <input type="text"/>
LTV	<input type="text"/> %		

## List four (4) A.R.V. (after repaired Value) Comps

Address	Sale Price	Date sold	Distance from subject
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

ADDITIONAL NOTES:

**Rehab Estimate of Improvements**

Property

100	General Conditions	\$	991	Interior Paint	\$
102	Permits and Fees	\$		Miscellaneous	\$
109	Insurance and Bonds	\$	1000	Specialties	\$
150	Temporary Utilities	\$	1017	Tub and Shower Enclosures	\$
	Miscellaneous	\$	1080	Toilet and Bath Accessories	\$
200	Site Work	\$		Miscellaneous	\$
210	Clearing and Hauling	\$	1100	Equipment	\$
271	Fences and Gates	\$	1140	Kitchen Appliances	\$
	Miscellaneous	\$		Miscellaneous	\$
600	Woods and Plastics	\$	1500	Mechanical	\$
620	Finish Carpentry and Labor	\$	1540	Plumbing Rough	\$
622	Interior Millwork and Trim	\$	1545	Plumbing Finish	\$
640	Cabinetry	\$	1546	Plumbing Fixtures	\$
	Miscellaneous	\$	1580	Heating & Air Conditioning	\$
800	Door, Windows and Glass	\$		Miscellaneous	\$
820	Exterior Doors	\$	1600	Electric	\$
821	Interior Doors	\$	1610	Rough Electrical	\$
830	Sliding Glass Doors	\$	1614	Finish Electrical	\$
850	Windows	\$	1650	Lighting Fixtures	\$
870	Finish Hardware	\$		Miscellaneous	\$
872	Garage Doors and Operators	\$	1900	Landscape and Pool	\$
883	Mirrors	\$	1910	Irrigation	\$
	Miscellaneous	\$	1920	Plants and Bushes	\$
900	Finishes	\$	1930	Grass	\$
925	Gypsum Drywall	\$	1940	Trees	\$
930	Tile Countertop	\$	1950	Pool rehab and clean up	\$
938	Formica Countertop	\$		Miscellaneous	\$
965	Linoleum	\$	2000	Miscellaneous	\$
968	Carpet	\$		Clean Up	\$
970	Tile Floor	\$		Contingency-Mandatory	\$
990	Exterior Paint	\$		Other Miscellaneous	\$

**TOTALS**

\$

**Borrower Signature Authorization to Release Information**

Borrower	
Lender:	TLSD, INC. and/or TLSD, INC. 401K PLAN

I hereby authorize the lender to verify my past and present employment and earnings records, bank accounts, stock holdings, and any other asset balances that are need to process my mortgage loan application. I further authorize the lender to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of the form will also service as the authorization.

## Acknowledgment, Representation and Warranties

The information contained in this statement is provided for the purpose of obtaining or maintaining credit with you on behalf of the undersigned, or persons, firms or corporations in whose behalf the undersigned may either severally or jointly with others execute a guaranty in your favor. Each undersigned understands that you are relying on the information provided herein (including the designation made as to the ownership of property) in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and complete and that you may consider this statement as continuing to be true and correct until a written notice of a change is given to you by the undersigned.

**You are authorized to make all inquiries you deem necessary to verify the accuracy of the statements made herein and to determine my/our credit worthiness, including, but not limited to, credit bureau reports, public records checks, and any other background check deemed necessary. You are authorized to answer questions about our credit experience with me/us.**

Furthermore, each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature. Acknowledgement. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

I Warrant and represent that the subject property for which I / We am applying for this loan is not my /our primary residence and that I / We do not intend to occupy this property as our primary residence. If you occupy this property as your primary residence or intend to occupy this property as your primary residence, DO NOT sign this form.

## Certification of business purpose of loan

I certify that I/we am/are applying for a loan for business purposes only.

Borrower certifies and represents that:

**Borrower understands that lender is in the business of making loans for commercial business purposes only, specifically purchasing, rehabbing and reselling distressed real estate properties, and that lender does not make consumer loans intended for the purpose of personal use. In the business of means that the Borrower works at buying and selling, rehabbing, constructing, financing, or otherwise disposing of real estate for the purposes of trying to earn a profit. Borrower represents and warrants to Lender the preceding and understands Lender would not make a loan to Borrower if these statements proved incorrect.**

This loan is a commercial loan for business purposes only.

Borrower does not occupy subject property as their primary residence and does not intend to occupy the subject property as their primary residence.

Borrower is not acquiring the subject property as a second home.

Borrower understands and represents they are knowledgeable and comprehend the difference between a consumer loan for personal purposes and a commercial loan for business purposes. As such borrower understand the significance and importance of such a distinction, and has the ability and comprehension to identify the purpose of this loan.

Borrower represents that this loan is not a consumer loan and therefore is not subject to any laws that borrower may or may not be entitled too under any state or federal laws.

Borrower waives their right and any defenses they may have or would have had under any state or federal laws that are based on consumer loan transactions.

No part of the loan proceeds will be used for any non-business (i.e. consumer) purpose.

DO NOT sign this form if any part of the proceeds of this loan is used for any purpose other than a commercial business purpose.

The lender, broker, assignees and successors of the Originator rely upon this certificate. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name