Initial Universal Loan Application

| Borrower Details | | | | | | | _ | Co-Borrower Details | | | | | |
|------------------------------------|----------------------|------------------------|-------------------------------|-------------------------|--------------------|------------------------------|-------------------------------|--------------------------|----------------------------------|-----------|--------------|--------------|------------------------|
| Repeat Borrower: | Individual Name | | | | Marit | al Status: | | Repeat Borrower: | Individual Nam | ie: | | | Marital Status: |
| Home Phone #: | Cell Phone #: | Email Address: | | | | | | Home Phone #: | Cell Phone #: M. | | Married to b | orrower? | |
| DOB: | SSN/ITIN: | # of Years at primary: | | | nary: | 1 | DOB: SSN/ITIN: Email Address: | | | | S: | | |
| Own or rent primary? | Annual Income | : | Liquid Asse \$ | ets: | Est. Credit Score: | | | Own or rent primary? | Annual Income: Liquid Assets: \$ | | | Assets: | # of Years at primary: |
| Primary Address: | | | | | Self-E | Employed: | - | Primary Address: | | | 1 | | Est. Credit Score: |
| Mailing Address: | | | | | | | - | Mailing Address: | | | | | Self-Employed: |
| Employer Name: | | | | Position | & Title | | - | Employer Name: | | | | Position & T | itle: |
| Employer Address: | | | | Employe | | | - | Employer Address: | | | | Employer Pl | none #: |
| 1 7 | | | | 1 1 | | | | | | | | | |
| Subject Property Info | ormation 🏠 | | | | | | | | | | | | |
| Subject Property Addre | ess: | | | | # | of Units: | | | Cross-Collateral | lization | : | High Rise | Condo? |
| Property Type: | | | Occupan | ıcy: | | Estate Will E □ Fee Simpl | | d In: | Number of Prop | erties: | | Additiona | l Dwelling Unit? |
| | | | | | | □ Leasehold | | | | | | | |
| Loan Request Inform | nation 🌋 | | | | | En | tity | m | | | | | |
| Estimated Close Date: | | Trans | action Type | : | | Ent | ity Na | ame: | | | | | |
| Loan Program: | | | Term Reque | | | | | | | | | | |
| Estimated Property Val | | Loan : | Requested A | | | | | Formation: | | 1 | | | |
| Title Will be held in wh | iat name(s): | | | questing Ro nancing? | enab | Ent | ity Ty | pe: | | EIN | #/Tax ID | #: | |
| Purchase | | | | Rate 8 | & Term | / Cash-out | Refir | nance 🔭 | | | | | Rehab |
| Purchase Price: | | Loar | n Payoff/Cur | rent Debt o | n Prope | | | you intend to use cash-o | out proceeds? | | | | Rehab Loan Amount: |
| | | · | 101 | | | | ease e. | xplain in detail. | | | | | \$ |
| Is offer accepted? | | \$ | inal Cost: | | | | | | | | | | |
| Is the transaction an of purchase? | ff-market | Date | Acquired: | | | \neg | | | | | | - | Rehab Budget: |
| • | | Amo | unt of Rehal | o complete | l (if anv | r): | | | | | | | |
| | | \$ | | | | | | | | | | | Eat ADV |
| | | | the property ordinate Fina | | | Do | larrod | Purchase Eligible? | | | | | Est. ARV: |
| | | \$ | rumate rim | inenig: | | De | layeu | r dichase Engible: | | | | | |
| Rental 開 | | | | | | | | | | | | | |
| If occupied, the curren | | | ntal income i | s: | | | | Is subject classified Se | ction 8? | Ì | Repair B | udget: | |
| Do you plan to increase | e rents in the futur | ? | | | | | | How will property be n | nanaged? | | | | |
| If increasing rent expla | ain strategy: | | | | | | | Are there any known e | xisting environme | ental iss | sues? | | |
| | | | | | | | | | | | | | |
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| Bridge Strategy Details | <u>x</u> | | Bridge Strategy Details – Up | ograding Subjec | t Property | | |
|-----------------------------------|--|------------------------------------|---|--------------------|-----------------|-----------------------------------|-------------------------------|
| What is your plan for this pr | operty? | | If rehabbing or upgrading the property, what do you estimate to be? | | | u estimate you on and/or upgra | r rehab, ading cost to be? |
| | | | Will you be adding square foo | tage? | How long v | vill the project | take? |
| | | | If adding square footage, how be adding? | much will you | | | |
| Do you intend to rehab or up | grade the subject property? | | Please explain the scope of wo | ork. If cost excee | eds \$10,000 pl | ease provide ar | n itemized rehab |
| Has work, rehab or demo alr | eady begun or been completed or | the subject property? | _ | | | | |
| Explain your investment str | ategy for this property in detail: | | - | | | | |
| | | | | | | | |
| What is your exit strategy ar | d how do you intend to repay this | s loan? | | | | | |
| Anticipated hold time? | | | | | | | |
| | | | | | | | |
| Ground Up Construction - | - Breakdown | | | | | | |
| Project Costs Expended to Do | ate: | Soft Costs Spent to Date: | Soft Costs % of Total Construct | tion Budget: | Initial LTC: | To | otal LTC: |
| Initial Cost Basis: | | Total Cost Basis: | l | Subordinate l | Debt LTC: | J | |
| Hard Costs Spent to Date: | Gross Profit Margin: | Contingency Amount: | Contingency % of Construction | l 1 Budget: | How many (| GUC Projects? | |
| Hard Costs % of Total Const | ruction Budget: | | How Many Heavy Rehab projec | ts? | | | |
| Ground Up Construction - | - Project Details | | · | | | | |
| Project Type: | Anticipated Project Duration/Timeline: | Project Permits Status: | Zoning Type: | Architect Nan | ne: | | |
| Entitlement Duration: | Construction Duration: | Project Plans Approval Date: | Project Permit Approval Date: | How Will the | Project Be Ma | naged? | |
| Project Percentage Completion: | Project Plan Status: | Does Zoning Fit Within Local (| Ordinance Requirement? | Contractor Na | ime: | Co | ontractor License: |
| | | Soils Test Requirement: | Soils Test Reasoning: | Have Uncond | tional Lien W | aivers Been Rec | ceived? |
| 70 | | | · | | | | |
| Declarations Page 1 | | | | | | Borrower | Co-Borrower |
| Are there any outstanding ju | | | | | | | |
| - | krupt within the last (7) years? | | | 2 | | | |
| | of which you were/are a principa | l been in foreclosure or had any p | roperty that was foreclosed upon | 1.? | | | |
| Are you a party to a lawsuit? | | 1 | 11 | | | | + |
| | | loan, mortgage financial obligati | ion, pond, or loan guarantee? | | | | + |
| - | d of a felony within the past 10 ye | | | | | | + |
| <u> </u> | Domestic partnership, or do you | have a non-borrowing spouse, or | are you a party to a designated B | enenciary Agree | ement? | | + |
| Are you a US Citizen? | Omtions and Provide 12 12 | et la Neu Demonstra 11 11 | 2. Familian McComply | | | | + |
| | property as your primary residen | nt /2. Non-Permanent Resident / : | 3. roreigii National) | | | | |

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| Loan Origi | nator 🙎 | | | | |
|---|---|---|---|--|--|
| Loan Origina | ntor Signature: | Loan Originator Phone Number: | Loan Originato | or Company Address: | |
| Loan Origina | ator NMLS # | Loan Originator Address: | Loan Originato | or Company State License ID # | |
| Loan Origina | ntor Email | Loan Originator State License ID # | Loan Originato | or Company NMLS # | |
| Loan Origina | ntor Name: | Loan Originator Company Name: | Application Re | eceived Date: | |
| Notice of Ri | ght to Copy of Appraisal (ECOA) 🦠 | 3 1 | | | |
| We may orde even if your obtained in o | loan does not close. You can pay fo connection with your application fo | o 12 CFR § 1002.14(a). operty's value and charge you for this appraisa r an additional appraisal for your own use at yo or credit at least 3 business days prior to the tir rlier. You have the right to waive the 3 business | our own cost. You a ne you become cor | re entitled to receive copies of app stractually obligated on the transac | raisal reports and other written valuations |
| 1. I understar my loan clos 2. I am exerc | elow, I acknowledge the following: nd that I have the right to receive a ing; ising my right to waive the 3 busin | copy of the appraisal reports and other writter less day review period prior to closing; and gn this waiver, I will receive a copy of the appra | | efore closing. | olication 3 or more business days prior to |
| | Ackn | Borrower owledgement | | Co-Borrower | |
| | 7CMI | owieugement | | ı | |
| Informatio | n For Government Monitoring Po | urposes 🏦 | | | |
| The purpose residential nopportunity "Ethnicity" choose not tsurname. The | of collecting this information is to nortgage lending, Federal law requ , fair housing, and home mortgage and one or more designation for "I o provide the information and you | ion does not apply to entity borrowers (LLC, c belp ensure that all applicants are treated fair ires that we ask applicants for their demograp disclosure laws. You are not required to provic Race." The law provides that we may not discri have made this application in person, Federal of discriminate on the basis of age or marital st | ly and that the hou hic information (e le this information minate on the basi regulations require | using needs of communities and no thnicity, sex, and race) in order to i, but are encouraged to do so. You is of this information, or on wheth e us to note your ethnicity, sex, an | eighborhoods are being fulfilled. For monitor our compliance with equal credit may select one or more designations for er you choose to provide it. However, if you d race on the basis of visual observation or |
| If you are an Borrower | entity borrower, please check the | "N/A (entity borrower)" box in the Borrower | section below and Co-Borrower | l proceed to the next section of the ☐ I do not wish to provide this in | |
| | □ N/A (Entity Borrower) | Tormation | | □ N/A (Entity Borrower) | TOTITIALIOII |
| Ethnicity | ☐ Hispanic or Latino ☐ Mexican ☐ Pu ☐ Other Hispanic or ☐ Not Hispanic or Latino | erto Rican □ Cuban Latino: | Ethnicity | ☐ Hispanic or Latino ☐ Mexican ☐ Pu ☐ Other Hispanic or ☐ Not Hispanic or Latino | erto Rican Cuban Latino: |
| Race | American Indian or Alaska Nat Name of: Asian Asian Indian Japanese Ko Other Asian: Black or African American Native Hawaiian or Other Pacif Native Hawaiian | □ Chinese □ Filipino orean □ Vietnamese | Race | American Indian or Alaska Nat Name of: Asian Asian Indian Japanese Ko Other Asian: Black or African American Native Hawaiian or Other Pacific Samoan Other Pacific Islam Other Pacific Islam Other Pacific Islam Other Pacific Islam Other Pacific Islam | □ Chinese □ Filipino orean □ Vietnamese |
| Sex | □ White □ Female □ Male | | Sex | □ White □ Female □ Male | |
| | ation was collected and submitted: | | | | |
| □ By Email o | or Internet | ☐ In a telephone interview | □ In a face-t | o-face interview | □ By fax or mail |
| I {"Borrowe I hereby dec Additionally is a business understand subject to an seq.), Gramr | , I declare that I have no intention purpose loan and not a household the difference between consumer I y laws relating to consumer loans n-Leach Bliley Act (15 U.S.C. SS 68) | {"originator"} as follows: king the property (subject property listed in my of utilizing the property as a second home and purpose loan. The loan proceeds are intended oan for personal purposes and a commercial lo under any state or federal laws such as Truth is 02—6809), Secure and Fair Enforcement Mort | or any surviving s to be used and sha an for business pu Lending Act (15 U gage Licensing Act | pouse or family member shall live Il be used for business purpose onl poses. I represent that this loan is J.S.C. S 1601 et seq.), Real Estate Se t (12 U.S.C. S 5101 et seq.), and Hom | ly, not for personal use. I represent that I s not a consumer loan and therefore is not ttlement Procedures Act (12 U.S.C. S 2601 et leowners Protection Act (12 U.S.C. S 4901 et |
| true and cor | | d successors rely upon this information. I confi Borrower | rm I have read and | Co-Borrower | are under penalty of perjury the foregoing is |
| | Ackn | owledgement | | | |
| Authorizati | on to Conduct Credit & Background | Check (S) | | | |
| third party, to knowingly | employee, agent or assignee thereo y make any false statements when | nder to conduct a background and/or credit che of information regarding background and cred applying for this mortgage, as applicable unde e the data obtained through the investigation fo | it experience. I und r the provisions of | lerstand that it is a federal crime p title 18, united states code, 1014. | unishable by fine or imprisonment, or both, |
| Entity / Com | pany Name (if applicable) | | | | |
| Borrower / A | uthorized Signer Name (print) | Co- | Borrower / Author | ized Signer Name (print) | _ |
| Signature (B | orrower / Authorized Signer) | Date Sign | ature (Co-Borrow | er / Authorized Signer | Date |

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| Interior Access Contact | Escrow/Settlement Agent | Insurance Agent Information |
|-------------------------|-------------------------|-----------------------------|
| Name (Lockbox #) | Company Name | Company Name |
| Phone Number | Settlement Agent | Insurance Agent |
| Email | Phone Number | Phone Number |
| Relationship | Email | Email |
| Cross-Collateral 🔀 | | |

| Cros | ss-Collateral 🔀 | | | | | | | | | | | |
|------|-----------------|------------------|---------------|----------------------|-------|----------------|-------|-----------|-----|------------------|-------------------------------|-------|
| No: | Address | Property Type | # of Units | Mortgages & Liens | Value | Loan Amount | Taxes | Insurance | НОА | Current Rents | Occupancy Lease/ Vacant | *DSCR |
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |

Investor Experience & Portfolio 🙈

| | Current Schedule of Real Estate Owned | | | | | | | | | | | | | |
|-----|---------------------------------------|--------------------------|--------------------|----------------------|---------------------|-------------------|-----------------------------|---------------------|----------------------------|--|--|--|--|--|
| No: | Address: | Entity/Name on Title: | % of Ownership: | Acquisition Date: | Investment Type: | Property Type: | Present Market Value: | Mortgage & Lien: | Gross Rental Income: | | | | | |
| 1 | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | |
| 4 | | | | _ | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | |

| | Recently Sold Properties | | | | | | | | | | | |
|-----|--------------------------|--------------------------|--------------------|----------------------|--|--|-------------|--------------------|--|--|--|--|
| No: | Address: | Entity/Name on Title: | % of Ownership: | Acquisition Date: | | | Rehab Cost: | Disposition Price: | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | |

| Gro | ound Up Construction | (GUC) / Heavy | Rehab RI | EO 🖆 | | | | | | | |
|-----|----------------------|-------------------|------------|--------------------|---------------------------|------------------------|--------------------|--|------------|----------------|--------------------------------------|
| No: | Address | Purchase Price | Owner % | Type of Project | Involvement in Project | Construction Budget | Investment Type | Cert. of Occupancy (COO) Received Date | Sales Date | Sales Price | Gross Monthly Rental Income |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | | | | | | | | | | | |
| 6 | | | | | | | | | | | |
| 7 | | | | | | | | | | | |
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| 9 | | | | | | | | | | | |
| 10 | | | | | | | | | | | |

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