

# Loan Application

Complete the entire application. Failure to complete can cause delays in funding



701 E. Front Ave., 2nd Floor, Coeur d'Alene, ID 83814

## LOAN ORIGINATOR CONTACT INFORMATION

LOAN OFFICER NAME:  
OFFICE PHONE:  
CELL PHONE:  
FAX:  
EMAIL ADDRESS:

## BROKER INFORMATION

AFFILIATE NAME:  
COMPANY NAME:  
BROKER NAME:  
BROKER PHONE:  
BROKER EMAIL:

## 1. LOAN TYPE AND TERMS

Loan Type:	Credit Score:	Lien Position	Purchase Price	Loan Amount:	Interest Rate:	Loan Term (in months)
<input type="checkbox"/> Commercial		<input type="checkbox"/> First				<input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> 9
<input type="checkbox"/> Residential		<input type="checkbox"/> Second				<input type="checkbox"/> 12 <input type="checkbox"/> 18 <input type="checkbox"/> 24

## 2. PROPERTY INFORMATION AND PURPOSE OF LOAN

<b>Purpose of Loan:</b> <input type="checkbox"/> Purchase <input type="checkbox"/> Cross Collateral Purchase <input type="checkbox"/> ARV Purchase <input type="checkbox"/> Refinance <input type="checkbox"/> Cross Collateral Refinance <input type="checkbox"/> ARV Refinance	<b>Property Will Be:</b> <input type="checkbox"/> Non-Owner Occupied Investment Hold <input type="checkbox"/> Non-Owner Occupied Investment Flip
<b>Subject Property Address:</b> ( <input type="checkbox"/> Multiple Properties [attach separate sheet]) Street Address: City: State: Zip: Does Property Generate Income? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Gross Monthly Rent: <i>Complete if this is a refinance</i> Year Aquired: Original Cost: Source of Down Payment, Settlement Charges, and/or Subordinate Financing:	<b>Property Will Be:</b> ↓ Description (if commercial): <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Duplex <input type="checkbox"/> 3-4 Unit <input type="checkbox"/> Condominium <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Commercial <b>Current (90 Day) Appraisal? As-is Value:</b> <b>After Repair Value:</b> <b>Amount of Existing Liens:</b> <input type="checkbox"/> Fee Simple <input type="checkbox"/> Lease Hold ↓ Describe Improvements: <input type="checkbox"/> Made <input type="checkbox"/> To Be Made <b>Cost of Necessary Improvements:</b>

## 3. BORROWING ENTITY INFORMATION

Entity Name: Street Address: City: State: Zip: Mailing Address: City: State: Zip:	Type of Entity: <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Other If other, please describe: Years in Business: Federal EIN: State Registered: Business Phone: Secretary of State ID:
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## Person eligible to bind entity

Name:	Title:
Name:	Title:
Name:	Title:
Name:	Title:
Name:	Title:
Name:	Title:

#### 4. ENTITY ASSETS

##### Entity Bank Information

##### Real Estate Owned Totals: *(from the schedule of real estate owned)*

##### Name Bank #1:

Street Address:

City:

State:

Zip:

Account Number:

Average Balance:

Total Value of Real Estate Owned:

Total of Monthly Rental Income:

##### Name Bank #2:

Street Address:

City:

State:

Zip:

Account Number:

Average Balance:

Total Monthly PITI Payments:

Total Monthly Cash Flow:

#### 5. DETAILS OF TRANSACTION — FOR INTERNAL USE ONLY

Purchase Price:

Estimated Loan Costs:

Alterations/Improvements/Repairs:

Estimated Total Costs:

Refinance (mortgage liens only):

Estimated 3rd Party Closing Costs:

Liens/Taxes To Be Paid:

Estimated Cash From/To Borrower (+From -To)

#### 6. LOAN SUMMARY OVERVIEW AND EXIT STRATEGY

How will the funds be used? (describe in full detail)

How do you intend to pay off loan? (describe in full detail)

## 7. PERSONAL GUARANTOR #1 INFORMATION

### GUARANTOR #1 FULL NAME (INCLUDE JR. OR SR. AS APPLICABLE)

### EMPLOYER #1 INFORMATION

SSN: INNER CIRCLE?  
 DOB: REHAB CERT?  
 HOME PHONE: MASTER REHAB?  
 CELL PHONE: SAG?  
 Address  
 Street Address:  
 City: State: Zip:  
 Mailing Address:  
 City: State: Zip:

Employer #1:  
 Street Address:  
 City: State: Zip:  
 Phone Number: Gross Monthly Income:  
 Position: Title:  
 Type of Business: Years with:  
 Employer #2:  
 Street Address:  
 City: State: Zip:  
 Phone Number: Gross Monthly Income:  
 Position: Title:  
 Type of Business: Years with:

### EDUCATION INFORMATION

College: (Years/Institution)  
 Degrees Held:  
 Real Estate Course(s) Taken:  
 Professional Designation  
 Years as an Entrepreneur:  
 Completed Flips in previous 24 months:

### PERSONAL BANK INFORMATION

**Name Bank #1:**  
 Street Address:  
 City: State: Zip:  
 Account Number: Average Balance:  
**Name Bank #2:**  
 Street Address:  
 City: State: Zip:  
 Account Number: Average Balance:

### STOCKS/BONDS/RETIREMENT ACCOUNTS

Company Name:  
 Number/Description:  
 Company Name:  
 Number/Description:  
 Company Name:  
 Number/Description:  
 Company Name:  
 Number/Description:

**DECLARATIONS: please explain all YES answers below**

a. Are you a Repeat Borrowing Guarantor?  
 b. Are there any outstanding judgments against you?  
 c. Have you been declared bankrupt within the past 7 years?  
 d. Have you had property foreclosed upon, or given title or deed in lieu thereof in the past 7 years?  
 e. Are you party to any lawsuits?  
 f. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? *(this would include such loans as home mortgage loans, SBA loans, home improvement loans, education loans, manufactured or mobile home loans, and mortgage, financial obligation, bond, or loan guarantee. If yes, provide details ↓, including date, name and address of lender, if any, and reasons for the action.)*  
 g. Are you a US citizen?  
 h. If NO, do you have an SSN or ITIN?  
 i. Have you had a short sale in the last 10 years?  
 j. Have you been convicted of a felony in the past 7 years?  
**↓ Explain below any YES answers to the questions above:**

I/we hereby authorize Cogo Capital, LLC to make all inquiries it deems necessary to verify the accuracy of the information provided herein, and to determine my/our credit worthiness. This includes my/our and my company's past and present employment, earnings records bank accounts, stock holdings, insurance information and any other asset balances needed to process my private funding application. I/we also hereby authorize the release of any information necessary for any purpose related to our credit transaction with Cogo Capital, LLC, including but not limited to a background check and an Office of Foreign Assets Control (OFAC) inquiry. The information obtained is only to be used in the processing of my private funding application. This authorization expires 120 days from the date indicated below. I/we further authorize Cogo Capital, LLC to order a private funding credit report and verify all other credit information, including past and present mortgage and landlord references. It is understood that the photocopy of this document shall also serve as an authorization to provide the information requested and an electronic signature will serve as a legal signature. Privacy Act Notice: This information is to be used for the company and its affiliates collecting it or their assignees in determining whether you qualify for a prospective private funding loan under the company's program. Additionally, this information may be used to determine fees, pricing, and other compensating factors associated with your private money funding. It will not be disclosed outside the company and its affiliates except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective private funding borrower may be delayed or rejected.

Signature  Please pull this credit report to help determine pricing

## 8. ACKNOWLEDGEMENT AND AGREEMENT

Each of the undersigned parties specifically represents to Cogo Capital, LLC the lender, and to each of its actual and 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 the signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability to any person who may suffer any loss due to reliance upon any misrepresentation that I have made in this application and/or criminal penalties; (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) the property will be non-owner occupied**; (5) Cogo Capital, LLC its successors and assigns may retain the original and/or electronic record of this application, whether or not the Loan is approved and/or funded; (6) Cogo Capital, LLC and the lender, and each of their successors, assigns, servicers, brokers, agents, insurers, and representatives may continuously rely on the information contained in this 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 the closing of the Loan; (7) in the event that my payments on the Loan become delinquent Cogo Capital, LLC the lender, servicer, or any of the successors or assigns of the aforementioned parties, in addition to any other rights and remedies that it may have related to such delinquency, may report my name and account information to one or more of the consumer credit reporting agencies; (8) neither Cogo Capital, LLC the lender, nor any of their 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 (9) my transmission of this application as an "electronic record" contained my "electronic signature" as those terms are defined in applicable federal and/or state laws, 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.

Each of the undersigned parties hereby acknowledge and agree that Cogo Capital, LLC, any owner of the Loan, each of their servicers, successors, and assigns may verify or re-verify any information contained in this application or obtain any information or data relating to the Loan, for legitimate business purpose through any source including a source named in this application or any credit reporting agency.

Guarantor #1 signature:

Date:

Guarantor #2 signature:

Date:

Guarantor #3 signature:

Date:

Guarantor #4 signature:

Date:



## SCHEDULE OF REAL ESTATE SOLD

GUARANTOR: \_\_\_\_\_

PLEASE LIST ALL PROPERTIES YOU HAVE SOLD AT A NET PROFIT WITHIN THE PAST 24 MONTHS IN YOUR NAME OR IN THE NAME OF AN ENTITY YOU CONTROL.

Investment Property Address (Street Address, City, State, and Zip)	Property Type	Titled in What Name?	Purchase	Sale	Renovation Costs	Net Profit	Status
			Date	Date			
			Price	Price			
			Date	Date			
			Price	Price			
			Date	Date			
			Price	Price			
			Date	Date			
			Price	Price			
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			Date	Date			
			Price	Price			

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



# SCHEDULE OF REAL ESTATE OWNED

**Guarantor/s:** \_\_\_\_\_

Please list all properties currently owned under personal and/or business entity. Please include all hard money loans and properties owned free and clear.

PERSONAL REAL ESTATE OWNED (TITLE IN PERSONAL NAME) & INVESTMENT - REAL ESTATE OWNED (TITLE IN LLC / CORP / PARTNERSHIP / ETC.)											
PERSONAL RESIDENCE / INVESTMENT PROPERTIES <small>Property Street Address, City, State, Zip</small>	Owner- ship %	Property Type/ Status	Name Property Titled In or Legal Owner	Purchase		Current Market Value	Gross Monthly Rental Income	Monthly Payment(s)	Current Lender / Mortgage Co. - Info		Present Loan Bal. \$
				Date	mm/yy				1st	Name	
				Date					1st		
				Price					2nd		
				Date					1st		
				Price					2nd		
				Date					1st		
				Price					2nd		
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				Date					1st		
				Price					2nd		
				Date					1st		
				Price					2nd		
				Date					1st		
				Price					2nd		
<b>Total (\$)</b>						\$0	0	\$0			\$0

Property Type/Status Codes: FS= For Sale LC= Land Contract PR= Primary Residence PS= Pending Sale R= Rented UR= Under Rehab

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**Zero Tolerance Loan Fraud**  
**Policy**

COGO Capital utilizes a sophisticated suite of advanced software tools alongside stringent underwriting procedures to combat loan fraud and identity theft.

**NOTICE: ANY SUBMISSION OF INFORMATION TO COGO CAPITAL KNOWINGLY CONTAINING FALSE INFORMATION IN CONNECTION WITH A PRIVATE MORTGAGE LOAN/FIRST TRUST DEED APPLICATIONS IS A FEDERAL CRIME**

Mortgage fraud means a material misstatement, misrepresentation, or omission relied upon COGO Capital to fund or purchase- or not to fund or purchase-a mortgage.

Such mortgage fraud included, but is not limited to, false information contained in identification and employment documents, false mortgagee or mortgagor identity, and fraudulent appraisals; theft of custodial funds, non-remitted payoff funds, misrepresentations of borrower funds, and property flipping where designed to falsely inflate property value.

Possible mortgage fraud means COGO Capital has a reasonable belief, based upon a review of information available, that mortgage fraud may be occurring or has occurred. It is the intent of COGO Capital's Zero Tolerance Loan Fraud Policy ("Policy") to support the industry's and law enforcement's efforts to eradicate residential Private Mortgage Loan/First Trust Deed Fraud. Accordingly, by doing business with COGO Capital, the Borrower, Broker, Realtor shall be directly responsible for the actions performed in the course of doing business with COGO Capital and for maintaining compliance with this Policy. Although loan fraud may be perpetrated in many forms, some of the most common examples are shown below.

- Identity theft
- Submission of inaccurate or misleading information, including false statements on loan application(s) and falsification of documents purporting to substantiate credit, employment, deposit and asset information or personal information including identity, ownership/non-ownership of the real property;
- The alteration or forgery of otherwise predominately accurate information;
- Inaccurate representations of current occupancy or intent to maintain required occupancy as agreed in the security instrument;
- Lack of due diligence or concern by borrower, realtor, broker, loan officer, interviewer or processor, including failure to obtain or divulge all information required by the application and failure to request further information as dictated by Borrower's response to other questions. This could include the following examples: (i) simultaneous or consecutive processing of multiple owner-occupied loans from single applicant where information differs on each application; (ii) permitting an applicant or interested third party to assist with the processing of the loan; and (iii) failure to disclose any relevant or pertinent information known to the Broker which could negatively impact the lending decision.

COGO Capital specifically represents and warrants the quality and integrity of its loan production to COGO Capital's investors. Consequently, loans containing fraud or material misrepresentations that negatively impact COGO Capital's business reputation can severely strain investor relationships. The potential consequences for knowing participants of this practice are also very serious and COGO Capital's position is a zero tolerance policy.



**Zero Tolerance Loan Fraud**  
**Policy**

**Examples of the possible consequences:**

For Borrowers:

- Acceleration of debt as authorized by the security instrument (Deed of Trust/Mortgage).
- Criminal prosecution, which may result in possible fines, imprisonment or both.
- Civil action by COGO Capital for damages.
- Civil action by other parties to the transaction such as seller or real estate agent/broker.
- Forfeiture of any professional license.
- Long term adverse effect on credit history.

For Brokers/Realtors:

- Criminal prosecution, which could result in fines, imprisonment or both.
- Revocation of Broker’s license.
- Loss of access privileges to lenders resulting from the exchange of legally permissible information between lenders, mortgage insurance companies; FHLMC, FNMA and other investors; policy agencies; and state and federal regulatory agencies including the Department of Justice and the FBI.
- Loan repurchase and/or liability to COGO Capital for resulting monetary loss.
- Civil action by borrower, COGO Capital and/or other parties involved in the transaction.
- Loss of approval status with COGO Capital

**The undersigned does hereby acknowledge receipt of this notice and agrees to comply with conditions set forth herein this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.**

\_\_\_\_\_  
Business Entity (Borrower)

\_\_\_\_\_  
Officer/Member Signature

\_\_\_\_\_  
Guarantor 1 Signature

\_\_\_\_\_  
Guarantor 2 Signature

Initial \_\_\_\_\_  
V5-06022014