



Turbo Capital LLC LOAN REGISTRATION FORM

Please complete and return
to info@turbocapitalpa.com

BROKER INFORMATION

Name _____

Company _____

Phone _____

Email _____

COMMERCIAL REAL ESTATE

- ☐ Current Rent Roll – (yours or use the attached form)
☐ Property Operating Statements – Last two years and YTD (Yours or use the attached form)
☐ Owner Occupied Properties – Last two years tax returns and YTD P&L for operating business
☐ Purchase Contract – (If the loan is for the purchase of property)
☐ Overview Of Business Plan

INVESTMENT 1-4 UNIT RENTAL PROPERTY

- ☐ Current Lease – (If occupied)
☐ Property Operating Statements – Last two years and YTD (Yours or use the attached form)
☐ Purchase Contract – (If the loan is for the purchase of property)
☐ FNMA 1003 Form

Borrower must OWN and OCCUPY a separate residence of greater value than subject property and have owned investment real estate for at least one year.

BORROWER INFORMATION

If entity or company own the Property, list here.		Personal Residence City/State	Own?	Liquidity	Net Worth	Credit Score
List owners of either entity/company or Property	Ownership %	Personal Residence City/State	Own?	Liquidity	Net Worth	Credit Score
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

YES HAVE ANY BORROWERS OR GUARANTORS: (CHECK 'YES' IF TRUE)

- ☐ Had a property foreclosed in last 4 years?
☐ Filed for bankruptcy in last 5 years?
☐ Failed to file Federal tax returns for last 3 years?
☐ Been party to a lawsuit (personal or business)
☐ Defaulted on any Federal debts including SBA loans
☐ Been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business

YES (CHECK 'YES' IF TRUE)

- ☐ Are any Borrowers or Guarantors foreign officials?
☐ Any Borrower or Guarantor missed mortgage payments in the last 12 months.
☐ Are there back real estate taxes owed on subject property?

SUBJECT PROPERTY INFORMATION

Address _____	Property Type _____	_____ 1-4 Unit Residential Rental
City _____ State _____ Zip _____	_____ Multifamily	_____ Retail _____ Mixed-Use
Building SF _____ # of Units _____ Occupancy _____ %	_____ Industrial	_____ Office _____ Self-Storage
Does the owner occupy any portion of the property? _____ No _____ Yes _____ O/O SF _____	_____ Mobile Home Park	_____ Other _____
Does the property have: _____ Underground or above ground storage tanks _____ Automotive repair uses _____ Ongoing environmental remediation	_____ Hazardous material handling / licensing _____ On-site dry cleaner plant _____ A prior Phase 1 report available	

LOAN INFORMATION

Type in Loan Amount, Desired Rate, Gross Income and Expense to generate payment and DCR

Loan Amount Requested _____

Desired Rate _____ Amort. _____ (mos.) YSP% _____

Current Estimated Value _____

Monthly Pmt _____ Annual Pmt _____

Annual Gross Income _____

Annual Operating Expense _____

Net Operating Income _____

LTV _____ DSCR _____ CAP Rate _____

Purchase

Current Sales Price _____

Target Closing Date _____

1031 Exchange _____ Yes

Refinance – Rate and Term or Refinance – Cash Out

Current Loan Balance _____ Current Rate _____

Loan Maturity Date _____ Pre-Pay? _____ Yes _____ No

Current Lender _____

Acquisition Price _____ Mo/Yr Acquired _____

COMMENTS - PERTINENT INFORMATION ABOUT THE DEAL

For Cash Out, please state what the funds will be used for:

Estimated cash-out available _____

Estimated cash-out before closing costs and impounds _____

PERSONAL INFORMATION								This form to be completed when the Borrowers/Guarantors complete a loan application other than the Lender's application							
Borrower Name:				SSS #:				Co-Borrower Name:				SSS #:			
Borrower E-mail:								Co-Borrower E-mail:							
Marital Status:				<input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced				Marital Status:				<input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced			
Address:								Address:							
City:		State:		Zip:		Phone #:		City:		State:		Zip:		Phone #:	
Borrower(s) will be:								Tax ID Number:							
<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation (C Corp.) <input type="checkbox"/> LLC <input type="checkbox"/> LP/LLP <input type="checkbox"/> S Corp. <input type="checkbox"/> Other															
Name of Borrowing Entity (Name(s) in which title will be held):															

PERSONAL DECLARATIONS		
If you answer "Yes" to any questions A through F, please provide a separate explanation	Borrower	Co-Borrower
A. Are there any outstanding judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Have you declared bankruptcy within the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. Are you party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan quarantine?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
H. If applicable, do you intend to occupy the property as your primary housing residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
I. Have you been convicted of a felony within the past 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
J. Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
K. Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered no to questions J and K, please provide visa status:		

INFORMATION FOR GOVERNMENT MONITORING PURPOSES			
The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish this information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish race, or sex, under Federal regulations, this lender is not required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)			
BORROWER	<input type="checkbox"/> I do not wish to furnish this information.	CO-BORROWER	<input type="checkbox"/> I do not wish to furnish this information.
ETHNICITY:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	ETHNICITY:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
RACE:	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	RACE:	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Other Pacific Islander
SEX:	<input type="checkbox"/> Female <input type="checkbox"/> Male	SEX:	<input type="checkbox"/> Female <input type="checkbox"/> Male

BUSINESS INFORMATION																											
<p>Please complete if you are Self-Employed or the Borrower is a Business Entity.</p> <p>Business Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Years as Business Owner: _____</p> <p>Will this business occupy the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of Business: <input type="checkbox"/> Corporation (C Corp.) <input type="checkbox"/> LLC <input type="checkbox"/> LP/LLP <input type="checkbox"/> S Corp. <input type="checkbox"/> Other</p>		<p>Any individual who owns 25% or more of the business is required to be a guarantor of the loan. Please list ALL additional owners below. (Choose Yes or No)</p> <table><thead><tr><th>Name</th><th>Ownership</th><th colspan="2">On Title</th></tr></thead><tbody><tr><td>_____</td><td>_____ %</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>_____</td><td>_____ %</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>_____</td><td>_____ %</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>_____</td><td>_____ %</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>_____</td><td>_____ %</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></tbody></table>		Name	Ownership	On Title		_____	_____ %	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<p>Tax Year 1 20____ Business Income:</p> <p>a. Annual Revenues: \$ _____</p> <p>b. Annual Expenses: \$ _____ (*Please do not include mortgage payment or depreciation in your expense number.)</p> <p>Net Operating Income (A-B) \$ _____</p>		<p>Tax Year 2 20____ Business Income:</p> <p>a. Annual Revenues: \$ _____</p> <p>b. Annual Expenses: \$ _____ (*Please do not include mortgage payment or depreciation in your expense number.)</p> <p>Net Operating Income (A-B) \$ _____</p>																									

BUSINESS LIABILITIES

List all liabilities that are paid by the business but may appear on your personal credit report; for example, car payments or equipment leases. This may be used to reduce the personal debt-to-income ratio and enhance the your eligibility profile.

Creditor Name	Balance	Monthly Payment	Original Date	Original Amount	Interest Rate	Maturity Date	Collateral
	\$	\$		\$	%		
	\$	\$		\$	%		
	\$	\$		\$	%		

GENERAL AUTHORIZATION			
<p>I HEREBY AUTHORIZE LENDER, TO VERIFY ANY AND ALL INFORMATION PROVIDED OR REQUESTED WITH THIS APPLICATION, INCLUDING BUT NOT LIMITED TO MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.</p> <p>I AUTHORIZE LENDER TO MAKE ALL INQUIRIES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS. I UNDERSTAND THAT FALSE INFORMATION AND STATEMENTS MAY RESULT IN POSSIBLE PROSECUTION UNDER FEDERAL AND STATE LAWS. FURTHER, I UNDERSTAND THAT MY INFORMATION WILL BE SCRUBBED AGAINST THE OFAC, SDN LISTS, EXCLUSIONARY AND OTHER LISTS TO CONFIRM COMPLIANCE WITH THE US PATRIOT ACT, COUNTER-TERRORISM REGULATIONS AND BSA/AML REGULATIONS.</p>			
Guarantor Authorization/Signature _____		DOB: _____	Social Sec. #: _____ Date: _____
Co-Guarantor Authorization/Signature _____		DOB: _____	Social Sec. #: _____ Date: _____
<p>Closing Notes: (1) IRS Form 4506T to be signed prior to underwriting for all borrowers and businesses related to the transaction. (2) Signatures on all tax returns are due prior to closing. This application is for a business purpose loan secured by commercial real estate. The undersigned specifically acknowledge and agree that (1) the loan requested by this application will be secured by a first mortgage or deed of trust on the property described herein; (2) the property will not be used for any illegal or prohibited purposes or use; (3) all statements made in this application are made for the purpose of obtaining the loan indicated herein; (4) occupation of the property will be as indicated above; (5) verification or reverification of any information contained in the application may be made at any time by the Lender, its agents, successors and assigns, either directly or through a credit reporting agency, from any source named in this application, and the original copy of this application will be retained by Lender, even if the loan is not approved; (6) the Lender, its agents, successors and assigns will rely on the information contained in the application and I/we have continuing obligation to amend and/or supplement the information provided in this application if any of the material facts which I/we have represented herein should change prior to closing; (7) In the event my/our payments on the loan indicated in this application become delinquent, the Lender its agents, successors and assigns, may, in addition to all their other rights and remedies, report my/our name(s) and account information to a credit reporting agency; (8) ownership of the loan may be transferred to successors or assigns of the Lender without notice to me and/or the administration of the loan account may be transferred to an agent, successor or assign of the Lender with prior notice to me; (9) the Lender, its agents, successors and assigns make no representations of warranties, express or implied, to the Borrower(s) regarding the property, the condition of the property, or the value of the property; and (10) I/we understand and hereby agree that all principals of the company have been identified to the Lender and will sign the note personally guaranteeing repayment of the obligation. I/we the undersigned certify that the information provided in this loan application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made on this application.</p> <p>If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact your lender within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.</p> <p>Notice: The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is Federal Trade Commission, Equal Credit Opportunity, Washington, D.C., 20580.</p>			



Rent Roll as of (required): _____

NOTES ON TENANTS

SIGNATURE	
I (we) certify under penalty of perjury that the foregoing information herein is true and accurate.	
<hr/>	<hr/>
Borrower	Date
<hr/>	<hr/>
Borrower	Date



RENT ROLL MULTIFAMILY

For mixed use, please use Commercial Rent Roll

ALL COLUMNS AND SECTIONS MUST BE COMPLETED.

Rent Roll as of (required): _____

PROPERTY ADDRESS				CITY				STATE		ZIP CODE	
TOTAL # OF UNITS		# OF VACANT UNITS		# OF FURNISHED UNITS		# OF UNFURNISHED UNITS		# OF SECTION 8 UNITS			
APT #	TENANT'S NAME	BDR/ BATH	SQ. FT. (APPROX)	CURRENT RENT PER MO	ORIGINAL OCCUPANCY DATE	CURRENT LEASE EXPIRATION OR MTM	DATE OF LAST RENT INCREASE	FURNISHED UNIT (Y/N)	SECTION 8 (Y/N)	RENT CONCESSIONS (Y/N)	
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* USE ADDITIONAL FORMS IF NECESSARY

MONTHLY RENT SCHEDULE	
MONTHLY LAUNDRY INCOME (Must show on Income/Expenses)	
MONTHLY GARAGE INCOME	
OTHER INCOME (specify below)	
TOTAL FROM OTHER PAGES	
TOTAL GROSS MONTHLY INCOME	

What utilities are included in rent?

___ Electricity ___ Cable TV ___ Gas
___ Garbage ___ Water ___ Heat

Is the property subject to rent control?

___ Yes ___ No

If yes, what is the current allowable increase per year?

\$ _____

What has been your average monthly occupancy rate over the preceding 12 months?

_____ %

SIGNATURE

I (we) certify under penalty of perjury that the foregoing information herein is true and accurate.

Borrower

Date

Borrower

Date



PROPERTY OPERATING STATEMENT

PROPERTY ADDRESS	CITY	STATE	ZIP CODE

ANNUAL INCOME	2ND YEAR PRIOR	PRIOR YEAR	CURRENT YEAR	MOS.
Rental Income Collected				
Total Income Collected				

ANNUAL EXPENSES	2ND YEAR PRIOR	PRIOR YEAR	CURRENT YEAR	MOS.
Do not include one time capital expense items				
Real Estate Taxes				
Insurance				
UTILITIES				
Gas				
Electricity				
Water/Sewer				
Trash				
MAINTENANCE				
Pest Control				
Gardener				
Pool Service				
Elevator				
Cleaning Service				
Building Rep. & Maint.				
Painting & Decorating				
Supplies				
ADMINISTRATION				
Administrative				
Advertising				
Telephone				
MISCELLANEOUS				
Resident Manager				
Security				
Off-Site Management				
Other				
TOTAL EXPENSES				
NET OPERATING INCOME				

COMMENTS OR EXPLANATIONS