

Swan Capital Group, LLC

Bridge Loan Application

Loan Application Checklist

Please include the following pieces of information with your application to expedite your request and provide the best chance for approval:

- ☐ Completed Application
- ☐ Credit Authorization (one for each applicant)
- ☐ Personal Financial Statement or 1003 (one for each applicant)
- ☐ Real Estate Schedule (one for each applicant)
- ☐ Rent Roll (if income producing)
- ☐ Operating Statements – Last 2 Years (if income producing)
- ☐ Appraisal (if available) and photos
- ☐ Environmental Report (if available)
- ☐ Borrower Resume/Track Record
- ☐ Purchase and Sale Agreement (if acquisition)

Submit your completed application package to administration@swancapitalgroupusa.com.

Swan Capital Group, LLC
LOAN APPLICATION

Applicant Name (First, Middle, Last):

Requested Loan Amount:

Current Value (Cost, if Const.):

Term:

Close Date:

Business Plan:

Loan Exit Strategy:

[☐] Refinance [☐] Resale [☐] Principal Pay Down [☐] Other: _____

PURPOSE OF TRANSACTION	ACQUISITION				
	Sales Price		Cash Down Payment		Source of Equity Funds (Cash Down Payment And/Or Other – Explain)
	Subordinate Loan Amount		Subordinate Lender		Terms
	REFINANCE				Describe Significant Improvements During Ownership & Cost
	Funds to be Used to Pay <div style="text-align: center;">▼</div>	Purchase Date	Purchase Price		
	Existing 1 st TD Balance		1 st TD Lender		1 st TD Terms
	Existing 2 nd TD Balance		2 nd TD Lender		2 nd TD Terms
	Remaining Funds To Be Used For:				

PROPERTY INFORMATION	SUBJECT PROPERTY									
	Title Is In: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Property Type and Description							
	Street Address			City		County		State		Zip
	APN #s	Zoning	Bldg SF	Lot Size (SF)	# Buildings	# Stories	# Units	# Parking	Yr. Built	
	Attach Rent Roll and Op. Statements (Last 2 Yrs) Gross Scheduled Income Other Income (Laundry, Vending, CAM, etc.) Total Gross Potential Income Less Vacancy %: Less Operating Expenses (Not Incl. Debt Svc) Net Operating Income				In-Place			Proforma Projection		
					\$ _____			\$ _____		
					\$ _____			\$ _____		
\$ _____					\$ _____					

ADDITIONAL PROPERTY INFO	MULTIFAMILY			OFFICE, INDUSTRIAL & RETAIL		
	% Occupied	Is Project Subject To Rent Control <input type="checkbox"/> Yes <input type="checkbox"/> No		Total Occupied Sq Ft	Total Rentable Sq Ft	Average Lease Rate
	Apartments are Rented: Furnished _____ Unfurnished _____ Total # Section 8 (HUD) Units _____		# Units _____ _____ _____	Lease Type		
	Utilities Included in Rent <input type="checkbox"/> Water <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Heat or A/C			<input type="checkbox"/> Modified Gross <input type="checkbox"/> Industrial Gross <input type="checkbox"/> NNN <input type="checkbox"/> MTM <input type="checkbox"/> NN <input type="checkbox"/> Other <input type="checkbox"/> N <input type="checkbox"/> Mixed <input type="checkbox"/> Other: _____		
	SINGLE FAMILY			LAND		
# Beds/Baths	Is Property On A Busy Street? <input type="checkbox"/> Yes <input type="checkbox"/> No		Current Use		Entitlement Status	
View(s), If Any	Is Property Owner-Occupied? <input type="checkbox"/> Yes <input type="checkbox"/> No		Proposed/Entitled Use		Entitlement Expiration	
BORROWING ENTITY	BORROWER(S)					
	Title Will Be Vested In:				Tax ID #	
	<input type="checkbox"/> Individual (s) <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Revocable Trust <input type="checkbox"/> LLC <input type="checkbox"/> Guarantor <input type="checkbox"/> S Corporation <input type="checkbox"/> General Partnership <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Other <input type="checkbox"/> Other: _____					
	Address of Borrowing Entity		City	State	Zip Code	
	Billing Contact Name		Billing Email	Billing Phone 1	Billing Phone 2	
	Billing Address		City	State	Zip Code	
	List names of individual borrowers, general partners, and/or officers. Please indicate % ownership of individual or multiple individuals owning 20% or more, if applicable.					
		Name	% Ownership	Guarantor?	Estimated FICO	
	1			Yes <input type="checkbox"/> No <input type="checkbox"/>		
	2			Yes <input type="checkbox"/> No <input type="checkbox"/>		
3			Yes <input type="checkbox"/> No <input type="checkbox"/>			
4			Yes <input type="checkbox"/> No <input type="checkbox"/>			
PRINCIPALS, GUARANTORS	Signature, Title _____ Date _____			Signature, Title _____ Date _____		
	Signature, Title _____ Date _____			Signature, Title _____ Date _____		
	Signature, Title _____ Date _____			Signature, Title _____ Date _____		
	Signature, Title _____ Date _____			Signature, Title _____ Date _____		

APPLICANT INFORMATION			
Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Not Married	Years as Business Owner/Investor:	% Owned of Borrowing Entity:	
Role in Borrowing Entity <input type="checkbox"/> Individual (s) <input type="checkbox"/> General Partner <input type="checkbox"/> Guarantor <input type="checkbox"/> Managing Member <input type="checkbox"/> Member <input type="checkbox"/> Shareholder <input type="checkbox"/> President <input type="checkbox"/> Trustee <input type="checkbox"/> Trust <input type="checkbox"/> Co-Borrower <input type="checkbox"/> Other: _____			

EMPLOYMENT INFORMATION			
Current employer:			
Employer address:		Self-Employed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position/Title:	Type of Business:	Yrs on Job	Yrs in Line of Work

SPOUSE OR CO-APPLICANT INFORMATION, IF APPLICABLE			
Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Not Married			
EMPLOYMENT INFORMATION			
Current employer:			
Employer address:		Self-Employed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position/Title:	Type of Business:	Yrs on Job	Yrs in Line of Work

MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION					
Primary Residence: <input type="checkbox"/> Own <input type="checkbox"/> Rent			# of Years:		
Gross Monthly Income	Individual	Spouse	Total	Combined Monthly Housing Expenses (For Primary Residence Only)	
A. Base Employee Income:	\$	\$	\$	A. Rent:	\$
B. Overtime:	\$	\$	\$	B. First Mortgage (P & I):	\$
C. Bonuses:	\$	\$	\$	C. Other Financing (P & I):	\$
D. Commissions:	\$	\$	\$	D. Hazard Insurance	\$
E. Dividends/Interest	\$	\$	\$	E. Real Estate Taxes:	\$
F. Net Rental Income	\$	\$	\$	F. Mortgage Insurance:	\$
G. Other Income:	\$	\$	\$	G. Homeowner Assoc:	\$
Total:	\$	\$	\$	H. Other:	\$
				Total:	\$

PERSONAL DECLARATIONS

If you answer "Yes" to any questions A through F, please provide a separate explanation.

	Guarantor	Spouse
A. Are there any outstanding judgements against you?		
B. Have you declared bankruptcy within the last 10 years?		
C. Have you had property foreclosed upon or given deed in lieu thereof in the last 10 yrs?		
D. Are you party to a lawsuit? If yes, explain.		
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment?		
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation bond, or loan guarantee?		
G. Are you obligated to pay alimony, child support or separate maintenance?		
H. Is any part of the down payment borrowed? (N/A for refinances)		
I. If applicable, do you intend to occupy the property as your primary housing residence?		
J. Are you a U.S. citizen?		
K. Are you a permanent resident alien?		

CREDIT AUTHORIZATION

I HEREBY AUTHORIZE SWAN CAPITAL GROUP, LLC TO VERIFY MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.

I FURTHER AUTHORIZE SWAN CAPITAL GROUP TO ORDER A CREDIT REPORT AND VERIFY ALL OTHER CREDIT INFORMATION, INCLUDING PAST AND PRESENT MORTGAGE AND LANDLORD REFERENCES. IT IS UNDERSTOOD THAT A PHOTOCOPY IS DEEMED TO BE THE EQUIVALENT OF THE ORIGINAL HEREOF AND MAY BE USED AS A DUPLICATE ORIGINAL.

Applicant Authorization/Signature

Social Security #

Date

Co-Applicant Authorization/Signature

Social Security #

Date

This application is for a business purpose loan secured by commercial real estate. The above signed 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 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 without 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; (10) 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, 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.; (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 signatures, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature; (12) Lender may retain this application and any other credit information Lender receives, even if no loan or credit is granted; (13) Lender is authorized to provide any insurer, lender or investor or their successors with any information and documentation they may request with respect to my/our application, credit or loan; and (14) Lender may rely on the representations set forth herein without verifying the information provided by me/us.

Swan Capital Group

Schedule of Real Estate Owned

PRINT NAME(S):										
	Property Street Address	Ownership Entity	% Owned	Property Type	Acq. Date	Original Cost	Market Value	Total of Mortgage Liens	Current Lender(s)	Net Rental Income
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
Totals:							\$	\$		
Net Real Estate Equity								\$		

For additional properties, please duplicate this page and attach.

I (we) certify that the above information is true and accurate to the best of my (our) knowledge.

Applicant Signature

Date

Co-Applicant Signature

Date