



*Private Loan Application Form*

Sharestates, LLC. 11 Middle Neck Road, Suite 400A, Great Neck, NY 11021  
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**Email us at [Hello@Sharestates.com](mailto:Hello@Sharestates.com)**

# Direct Private Mortgage Lenders

Fix & Flip \* Cash-Out Refinance \* New Construction \* Commercial

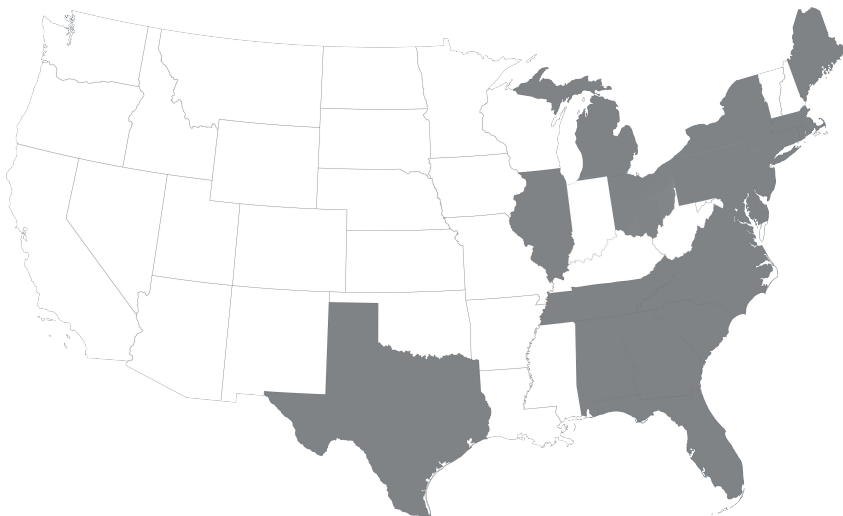


- ⊙ 80% LTV
- ⊙ 65% ARV
- ⊙ Nationwide
- ⊙ Broker Friendly
- ⊙ 5-7 day closings
- ⊙ 6-24 month terms
- ⊙ Rates starting at 9%
- ⊙ 3 hour Commitments
- ⊙ 1-4 Family Residential
- ⊙ REO/Short Sale Savvy
- ⊙ 650 minimum credit score
- ⊙ 2nd lien position available

- ⊙ Foreclosure Auction  
Specials
- ⊙ Bank REO's/Short Sales –  
Quick
- ⊙ Mixed-Use & Commercial  
Properties
- ⊙ Commercial Bridge Loan  
Programs Available
- ⊙ Speculator friendly Non-  
Owner Occupied Properties
- ⊙ Land Loan at 50% LTV
- ⊙ Ground Up

\* Exceptions may be granted on a deal by deal basis.

Lending Criteria	1-4 Family Rehab	Commercial
LTV	80% Purchase & 80% Refinance	80% Purchase & 80% Refinance
Fico Score	650+ *	650+ *
Pre-Payment “lock-out”	3-6 Months	3-6 Months
Term	6-12 Months	6-24 Months
Extension Fee	N/A	1% - 6 Months
Minimum Loan Amount	\$100,000.00	\$800,000.00
Maximum Loan Amount	\$8,000,000.00 *	-



- Alabama
- Connecticut
- Florida
- Georgia
- Illinois
- Maryland
- Massachusetts
- New Jersey
- New York
- Pennsylvania
- North Carolina
- South Carolina
- Maine
- Rhode Island
- Delaware
- Ohio
- Virginia
- Texas
- Michigan
- Tennessee
- Indiana

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### Transaction Information

**Transaction Type:** Purchase Refinance *(if refinance please see addendum)*

**Loan Purpose:** Ground Up Rehab Cash-out Bridge

**Purchase Price:** *(if applicable)* \_\_\_\_\_

**Construction Budget:** \_\_\_\_\_

**Loan Request No. 1:** *(1<sup>st</sup> Lien)* \_\_\_\_\_

**Loan Request No. 2:** *(2<sup>nd</sup> Lien - construction)* \_\_\_\_\_

**Loan Term Request:** \_\_\_\_\_

**“As is” Value:** \_\_\_\_\_

**Final Value:** \_\_\_\_\_

**Desired Funding Date:** \_\_\_\_\_

**Is this a short sale/foreclosure/REO?** Y N *(if Yes, please see addendum)*

**Is there an assignment, flip, or sale of membership Units?** Y N *(if Yes, please see addendum)*

**Has an LLC for this transaction already been established?** Y N *(if Yes, please see addendum)*

**If this is a Refi, is your existing mortgage current** Y N *(if Yes, please see addendum)*

### Property Information

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Asset Type:**

*Residential*      *Commercial (Units \_\_\_)*      *Mixed-Use (Commercial Units \_\_\_) (Multi-family Units \_\_\_)*      *Multi-Family (Units \_\_\_)*

**Development Phase:**

*Full Renovation*      *Repositioning*      *Conversion*      *Ground Up Construction*

**Occupancy:**

*Fully Vacant*      *Partially Occupied*      *Fully Occupied*      *Land*

**Do you have approved plans?** Y N *(if Yes, please see addendum)*

**Investment Summary:** *(Please explain what you plan to do with the loan amount and the property)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Exit Strategy:** *(Please explain the long term plan for this project and the paying off of the loan)*

\_\_\_\_\_  
\_\_\_\_\_

## Borrower Information

**Borrower Name:** \_\_\_\_\_ **Entity Name** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Approximate Credit Score:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Have you ever been convicted of a felony?** Y N *(if Yes, please see addendum)*

**Are you currently in any lawsuits?** Y N *(if Yes, please see addendum)*

**Have you ever been prosecuted for SEC violations?** Y N *(if Yes, please see addendum)*

**Have you ever filed a bankruptcy?** Y N *(if Yes, please see addendum)*

**Have you ever defaulted on a loan?** Y N *(if Yes, please see addendum)*

**Do you have any outstanding Judgments?** Y N *(if Yes, please see addendum)*

## Broker Information

**Are you a licensed broker?** Y N

**Brokerage Firm:** \_\_\_\_\_ **Agent Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

## Buyer Attorney Information

**Law Firm:** \_\_\_\_\_ **Attorney:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

## Seller Attorney Information

**Law Firm:** \_\_\_\_\_ **Attorney:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

## How did you hear about us?

Advertisement

Scotsman Guide

Connected Investors

Borrower Referral

Search Engine

Social Media

Other

## Addendum to Application

### Refinance Transactions

Who currently holds title to the property? *(Please provide a name)*

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If LLC, are you the sole member? Y   N

How long have you owned the property? \_\_\_\_\_

Are there any open mortgages on this title? \_\_\_\_\_

If Yes, how much (total)? \_\_\_\_\_

Is your open mortgage current or in default?

Current

In default

If it is in default, what is the reason for non-payment?

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Have you done any work to the property since owning it? Y   N

If so, how much? \_\_\_\_\_

### Short Sale Transactions

Has the short sale been approved? Y   N

If so, when does it expire? \_\_\_\_\_

### Assignment, flip, or sale of membership Units

What is the consideration (\$) being paid for the flip? \_\_\_\_\_

Who are the entity (ies)/person(s) orchestrating the flip? \_\_\_\_\_

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Do you have a vested interest in that entity? Y   N

What is it? \_\_\_\_\_

*\* Exceptions may be granted on a deal by deal basis\**

*All loans made through Sharestates Series LLC structure, Delaware organized entities. Sharestates Series LLC entities are not Members of the FDIC. The actual rate of each loan depends upon 9 factors including credit score, loan-to-value ratio, lien position, property location, property occupancy, development phase, track record, borrower's experience, and guarantees. This depiction is a summary of the processes for obtaining a loan. Sharestates is a crowd funding platform open to both accredited and non-accredited investors. Loans may be offered privately or publicly. Investors do not invest directly into any of the loans. Investors purchase Borrower Dependent Notes from Sharestates. Individual borrowers must be either a US citizen or permanent resident and at least 18 years old. Valid bank account and social security number/FEIN are required. All loans are subject to credit review and approval. All loans will be recorded as liens against the subject properties and the borrowers, as collateral. The liens associated to these loans will be satisfied upon the repayment of the entire loan and any outstanding interest then due and payable.*



### Borrower Track Record

Are you a Repeat Borrower? Y N

What is the most recent project you closed with Sharestates? *(Please give the address and project type)*

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How many years have you actively invested in Real Estate?

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How many transactions has the borrower been involved with?

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What is the total dollar (\$) amount of all the transactions?

<500K                       500K- 2 MM                       2MM

Please list all of your real estate transactions you'd previously worked on/completed:

1. Property Address: \_\_\_\_\_

    Date of Purchase: \_\_\_\_\_

    Purchase Price: \_\_\_\_\_

    Rehab Money: \_\_\_\_\_

    Sales Price: \_\_\_\_\_

    Sales Date: \_\_\_\_\_

2. Property Address: \_\_\_\_\_

    Date of Purchase: \_\_\_\_\_

    Purchase Price: \_\_\_\_\_

    Rehab Money: \_\_\_\_\_

    Sales Price: \_\_\_\_\_

    Sales Date: \_\_\_\_\_

3. Property Address: \_\_\_\_\_

    Date of Purchase: \_\_\_\_\_

    Purchase Price: \_\_\_\_\_

    Rehab Money: \_\_\_\_\_

    Sales Price: \_\_\_\_\_

    Sales Date: \_\_\_\_\_



## Credit Authorization

### Authorization to release information

By signing this notice and continuing with the application process, you understand and agree that you are authorizing SHARESTATES and its affiliates ("Sharestates") to obtain consumer reports and related information about you from one or more consumer reporting agencies, such as TransUnion, Experian, and Equifax.

You also authorize Sharestates to verify information in your application, and you agree that Sharestates may contact third parties to verify any such information.

Sharestates may use your consumer reports to authenticate your identity, to make credit decisions, to administer the resale of Borrower Payment Dependent Notes ("BPDNs") associated with your corresponding project investment, and for related purposes. You direct Lendquidity to provide on your behalf certain elements of your application, as well as consumer report information, but not including your tax identification number, to users of the Sharestates.com website who are registered to use this information in making decisions whether to commit funds to purchase BPDNs. Such Member decisions, in turn, may assist Lendquidity in making decisions related to your loan. You also authorize Lendquidity to provide such information to Members in connection with the resale of BPDNs associated with your corresponding project investment.

You authorize Lendquidity to obtain consumer reports each time you request a corresponding project investment, during the processing or closing of a corresponding project investment to you, or at various times during the term of your corresponding project investment in connection with the servicing, monitoring, collection or enforcement of our rights or the resale or potential resale of any BPDNs associated with the loan.

**Date:** \_\_\_\_\_

**Title No.** \_\_\_\_\_

**Borrower Address:**

\_\_\_\_\_  
\_\_\_\_\_

**Borrower Name:** \_\_\_\_\_ **SS#** \_\_\_\_\_

**Borrower Name:** \_\_\_\_\_ **SS#** \_\_\_\_\_

I hereby authorize and/or an agent working on behalf of SHARESTATES to disclose any information regarding the property owner or property that may be material to a member's decision in investing in the corresponding project investment on the Lendquidity platform.

By signing this authorization I agree to the release of any information requested.

**Borrower Signature** \_\_\_\_\_

**Co-Borrower Signature** \_\_\_\_\_

## Credit Card Authorization Form *(for Loan deposit)*

(All information will remain confidential)

**Cardholder Name:** \_\_\_\_\_

**Billing Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Credit Card Type:**      Visa                      MasterCard                      Discover                      American Express

**Credit Card Number:** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

**Security Code:** \_\_\_\_\_

**Charge Amount:** \_\_\_\_\_

I authorize Sharestates to charge the agreed amount listed above to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement. I further acknowledge that this payment will not be disputed. This payment is for the closing costs associated with the purchase of \_\_\_\_\_. I understand that the dispute of this payment would cause an immediate default under the mortgage and note executed in contemplation of this transaction.

### Cardholder- Print Name, Sign and Date Below:

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Once signed return the completed form to:** \_\_\_\_\_