



Single Rental Loan Program Property Application

Thank you for choosing Alliance Business Capital we are committed to earning your business and becoming your trusted partner.

Property Information

Purpose of Loan: Purchase Refinance

Property Type: Single Family Condo: Warrantable Non-Warrantable
Townhouse 2-4 Unit: # of units _____

Desired Term: 30-year fixed 10/20 interest only

Desired Prepayment Option: 3 year (3/2/1) 5 year (5/4/3/2/1)

Property Address: _____ Unit / Apartment: _____
City: _____ State: _____ Zip: _____

Occupancy Status: Vacant Leased Location Type: Rural Non-Rural

Purchase Contact Exp. Date/Acquisition Date: _____ Square Footage: _____ sqft

Estimated Current Property Value: \$ _____ Purchase Price / Original Cost: \$ _____

Estimated Monthly Market Rent: \$ _____ *Note: Alliance will complete a market valuation to verify the Market Rent.*

For Short term rentals, list the average monthly rent for the past two (2) years: \$ _____

Annual Taxes: \$ _____ Annual Insurance: \$ _____ Annual HOA: \$ _____

Cost of Completed Improvements: \$ _____

Amount of Existing Liens: \$ _____ Lien Holder: _____

Property Disclosure Questions

- Yes No Is the property illegally zoned?
- Yes No Is the property subject to a lease purchase option?
- Yes No Is the property subject to a ground lease?
- Yes No Is the property a manufactured or mobile home?
- Yes No If leased, is the tenant currently delinquent on any rent?
- Yes No Does the collateral property currently owe any taxes prior to current year?
- Yes No Is the property subject to any liens, judgements, or litigation?
- Yes No Are there any code violations at the property?

If you answered Yes to any of the questions above, please provide a separate page with a detailed explanation.

- Yes No Is the property in good, safe, and habitable condition, as well as free and clear of any material damage/waste?



Single Rental Loan Program Property Application

Reference Information

Who will serve as the Property Manager?

Borrower Affiliate	Self-Managed by the Borrower	Professional Management Company
Property Manager Name: _____		Phone: _____
Address: _____		Unit / Apartment: _____
City: _____		State: _____ Zip: _____

Questionnaire

- Yes No Does the Property Manager have two years of experience managing properties in the subject market?
- Yes No Are there any non-standard lease terms, without limitation: any purchase options, rights of first refusal, or similar purchase rights?
- Yes No Are you aware of any illegal activities associated with the property?
- Yes No Is the property in compliance with all Federal, State, and Local laws and ordinances?

If you answer Yes to any of the following questions, please provide a detailed explanation in the space below.

- Yes No Has the Property Manager been subjected to any Federal, State, or local regulatory authority audits in the past year?
- Yes No Is there any material deferred maintenance or damage associated with the property?
- Yes No Are there any fire code, building code, zoning, or use permit violations associated with the property?
- Yes No Is the tenant 30 days or more delinquent on rent?
- Yes No Are there currently any condemnation proceedings associated with the property?
- Yes No Is the property subject to affordable housing, housing assistance programs or subsidies either at the Federal, State or local level?
- Yes No Is the property subject to rent control ordinances, rent stabilization, or other property use and/or rent restrictions?



Single Rental Loan Program Property Application

Include your preferred Vendor information below. If left blank/no choice, Alliance will proceed to order services through our preferred Title, Escrow, and Insurance Vendors to avoid any processing delays.

Title, Escrow, & Insurance Information

Title Company: _____	Escrow Company: _____
Title Contact: _____	Escrow Contact: _____
Title Phone: _____	Escrow Phone: _____
Title Email: _____	Escrow Email: _____
Insurance Carrier: _____	Closing Agent Name: _____
Insurance Contact: _____	Closing Agent Contact Info: _____
Insurance Phone: _____	_____
Insurance Email: _____	_____

If Applicable; Condo Association Name: _____
 Condo Association Contact Info: _____

Property Access Information for Appraisal

Contact Company: _____	Contact Phone: _____
Contact Name: _____	Contact Email: _____

Lender Company Name: Alliance Business Capital Inc.

By signature below, I specifically represent to Alliance and to Alliance’s insurers, servicers, successors and assigns and agree and acknowledge that: (1) I have full authority to submit this application on behalf of borrower and to apply my signature below (2) the information provided in this application, including the Track Record and REO Schedule or similar schedule, is true and correct as of the date below and any intentional or negligent misrepresentation of 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.; (3) all statements made in this application are made for the purpose of obtaining financing; (4) any property financed by Alliance will not be occupied by the borrower, its members, owners, employees, guarantors or other related parties; (5) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (6) the Lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the 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 closing of any loan.

I acknowledge that any owner of any loan extended pursuant to this Application, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency:

Printed Name: _____

Signature: _____ Date _____