Loan Application

Business purpose · Non-owner occupied · Complete every section that applies to your transaction.

1 BORROWER & SHAREHOLDER INFORMATION

BORROWER LEGAL ENTITY NAME (DO NOT USE A DBA, TRADE OR FICTITIOUS NAME)	EIN	STATE / DATE FORMED

GUARANTOR NAME(S) — INCLUDE % OWNERSHIP IN THE BORROWING ENTITY	ENTITY MAILING ADDRESS

Are there other members or shareholders owning more than 20%? ☐ Yes ☐ No

If yes, each additional 20%+ owner must submit a short application, a Form PFS and a Form CA, and will be subject to a background check.

2 PROPERTY INFORMATION & PURPOSE OF LOAN

SUBJECT PROPERTY ADDRESS	CITY	STATE	ZIP	LOAN AMOUNT ($)

PURPOSE OF LOAN

Check one

☐ Refinance ☐ Refinance, cash out ☐ Refinance & renovation ☐ Purchase ☐ Purchase & renovation ☐ Rental loan

☐ Purchase ground-up ☐ Refi ground-up

PROPERTY TYPE

Check one

☐ SFR (single family) ☐ 2-4 units ☐ Condominium ☐ Mixed use ☐ Commercial ☐ Multifamily 5+ ☐ Land

☐ Other

COMPLETE IF THIS IS A PURCHASE LOAN

ANTICIPATED CLOSING DATE (MM/DD/YYYY)	PURCHASE PRICE ($)	DOWN PAYMENT ($)	EARNEST MONEY DEPOSIT ($)

AS-IS VALUE ($)	EXPECTED ARV ($)	RENOVATION BUDGET ($)	RENOVATION TIMEFRAME

DESCRIBE IMPROVEMENTS TO BE COMPLETED (IF APPLICABLE)

COMPLETE IF THIS IS A REFINANCE LOAN

CURRENT LENDER	LOAN MATURITY DATE (MM/DD/YYYY)	YEAR ACQUIRED	ORIGINAL PURCHASE PRICE ($)

EXISTING LIENS / PAYOFF ($)	AS-IS VALUE ($)	EXPECTED ARV ($)	RENOVATION BUDGET ($)	RENOVATION TIMEFRAME

DESCRIBE IMPROVEMENTS — NOTE WHETHER COMPLETED OR TO BE COMPLETED

3 EXIT STRATEGY

EXIT STRATEGY — HOW DO YOU INTEND TO REPAY THE LOAN?	EXPECTED TIMELINE TO EXIT

EXPAND ON THE EXIT STRATEGY (TAKEOUT LENDER, EXPECTED LISTING DATE, LEASE-UP PLAN, ETC.)

4 GUARANTOR INFORMATION

If there are additional guarantors, attach a second application

GUARANTOR

FULL LEGAL NAME | SOCIAL SECURITY NUMBER | DATE OF BIRTH (MM/DD/YYYY)

Marital status: ☐ Married ☐ Unmarried (single, divorced or widowed)

HOME PHONE | MOBILE PHONE | CREDIT SCORE | EMAIL

PRESENT ADDRESS | CITY | STATE | ZIP | YEARS HERE

Own or rent: ☐ Own ☐ Rent

CO-GUARANTOR — IF SPOUSE; OTHERWISE A SEPARATE APPLICATION IS REQUIRED

FULL LEGAL NAME | SOCIAL SECURITY NUMBER | DATE OF BIRTH (MM/DD/YYYY)

Marital status: ☐ Married ☐ Unmarried (single, divorced or widowed)

HOME PHONE | MOBILE PHONE | CREDIT SCORE | EMAIL

PRESENT ADDRESS | CITY | STATE | ZIP | YEARS HERE

Own or rent: ☐ Own ☐ Rent

5 ASSETS

List every account holding funds for closing, reserves or renovation

BANK NAME	ACCOUNT HOLDER NAME	ACCOUNT TYPE	ACCOUNT NUMBER (LAST 4 ONLY)	CURRENT BALANCE ($)
			TOTALS	

Enter only the last four digits of any account number on this form. Full account numbers are collected separately on Form ACH and through the secure portal.

6 REAL ESTATE OWNED AND SOLD

USE FORM PFS

Your schedule of real estate owned and your schedule of properties sold are collected on Form PFS — Personal Financial Statement & Schedule of Real Estate Owned, which combines both schedules with your balance sheet in a single document. Complete one Form PFS per guarantor or 20%+ owner and submit it with this application. Do not duplicate that information here.

7 PERSONAL DECLARATIONS

Answer for both guarantors. Explain every 'yes' below.

a.	Do you, your borrowing entity, or any entity of which you are a member have any outstanding judgments against you?	Yes	No
b.	Have you, your borrowing entity, or any entity of which you are a member been declared bankrupt within the past 4 years?	Yes	No
c.	Have you, your borrowing entity, or any entity of which you are a member had property foreclosed upon, or given title or deed in lieu thereof, in the last 4 years?	Yes	No
d.	Have you, your borrowing entity, or any entity of which you are a member been a party to a lawsuit?	Yes	No
e.	Have you, your borrowing entity, or any entity of which you are a member, directly or indirectly, been obligated on any loan that resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	Yes	No
f.	Are you, your borrowing entity, or any entity of which you are a member presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	Yes	No
g.	Have you ever been charged with, or convicted of, a felony?	Yes	No
h.	Are you a U.S. citizen?	Yes	No
i.	Are you a permanent resident alien?	Yes	No

EXPLANATION

8 PROPERTY DECLARATIONS

Explain every 'yes' below

j.	Do you currently occupy, or do you intend to occupy, the subject property?	Yes	No
k.	Have you ever occupied the subject property?	Yes	No
l.	Is the subject property currently under construction?	Yes	No
m.	Are there any known hazards or safety issues (mold, foundation, structural, etc.)? Remediation costs must be included in your rehab budget.	Yes	No
n.	Do you have a relationship or business affiliation with the seller, closing agent, or title agent that pre-dates this transaction?	Yes	No
o.	Is the subject property being purchased from a wholesaler? Assignment fees cannot be financed.	Yes	No
p.	Will any part of the down payment be borrowed? Secondary liens are prohibited; funds provided by equity or JV partners are allowed.	Yes	No
q.	Is this transaction subject to short sale approval by the existing lender?	Yes	No

EXPLANATION

9 BORROWER BIO & EXPERIENCE

REAL ESTATE FOCUSED BIO (OR ATTACH)

GEOGRAPHIC AREAS WHERE YOU HAVE INVESTING EXPERIENCE

CAPACITY IN WHICH YOU HAVE BEEN INVOLVED IN REAL ESTATE (REALTOR, CONTRACTOR, INVESTOR, I

INVESTMENT PROPERTIES REHABBED IN THE PAST 3 YEARS

INVESTMENT PROPERTIES CURRENTLY OWNED AS RENTALS

GROUND-UP PROJECTS COMPLETED IN THE PAST 3 YEARS

INVESTMENT PROPERTIES PURCHASED AND REHABBED IN YOUR CAREER

YEARS YOU HAVE BEEN A REAL ESTATE INVESTOR

YEARS LICENSED AS A CONTRACTOR OR REAL ESTATE AGENT

COMPANY WEBSITE / LINK

10 ACKNOWLEDGMENT & AGREEMENT

Each of the undersigned specifically represents to CR Equity AI, Inc. (“Lender”) and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, lending partners, 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 below, and 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 made on this application, and/or in 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) all statements made in this application are made for the purpose of obtaining a non-owner occupied, business purpose mortgage loan; (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 the Loan; (7) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies; (8) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; and (9) 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 signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

E-Sign consent. By executing this application, the undersigned consents to having all documents and disclosures provided or made available in electronic form and to doing business with CR Equity AI, Inc. electronically. The undersigned also consents and agrees to the use of electronic records and electronic signatures in connection with transactions with us instead of written documents and handwritten signatures.

Acknowledgment. Each of the undersigned hereby acknowledges that any owner of the Loan, its brokers, processors, servicers, lending partners, successors and assigns may (1) verify or reverify any information contained in this application, or obtain any information or data relating to the Loan, including but not limited to consumer credit reports and background reports, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency; and (2) authorize the owner of the Loan to release, furnish, provide, and exchange information related to the Loan, mortgage, or information set forth herein to potential loan purchasers and the Lender's capital partners and platform investors (“Authorized Third Parties”).

Confidentiality. The information you provide on this form is treated as confidential and is used solely to evaluate, underwrite, close and service the Loan and to satisfy applicable legal and regulatory obligations. It is shared only with the Authorized Third Parties described above and with service providers engaged in the transaction. This form itself is the confidential property of CR Equity AI, Inc. and is not for public dissemination.

AI-assisted underwriting notice. CR Equity AI, Inc. uses AIVAA™, its proprietary automated valuation and underwriting engine, to assist in the review of this application. Automated tools support — and do not replace — human credit judgment; all credit decisions are subject to review and approval by authorized personnel of the Lender.

GUARANTOR

PRINT NAME	TITLE	DATE (MM/DD/YYYY)

SIGNATURE (TYPE YOUR FULL LEGAL NAME TO SIGN ELECTRONICALLY)

CO-GUARANTOR

PRINT NAME	TITLE	DATE (MM/DD/YYYY)

SIGNATURE (TYPE YOUR FULL LEGAL NAME TO SIGN ELECTRONICALLY)

APPLICATION SUBMITTAL INSTRUCTIONS

• Submit online at app.crequity.ai/loan-application. Returning borrowers log in at app.crequity.ai/auth/login. • To submit via DocuSign, click the on-screen FINISH button. • If signed offline, upload the scanned copy through the portal, or send it to your CR Equity AI broker or loan officer. Do not email documents containing Social Security or account numbers.

GOVERNMENT NOTICES

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, or 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 the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580. 1-877-FTC-HELP | www.ftc.gov

Right to receive an appraisal. You have the right to receive a copy of any appraisal report obtained in connection with this application. If you would like to receive a copy, write to CR Equity AI, Inc., Attn: Appraisal Requests, 2308 Mount Vernon Ave, Suite 206, Alexandria, VA 22302, or email support@crequity.ai. We must hear from you no later than 90 days after the date we notify you of the action taken on your application or that you withdraw your application. In your letter, provide your name and mailing address, as well as the address of the property on which the appraisal was performed. If you have not previously paid for the cost of the appraisal, you will be required to do so before your request is fulfilled.