

PRIVATE MONEY LENDER

LINE OF CREDIT FIX AND FLIP!!!

It is our pleasure to present you with opportunities regarding our investment property products.

Remember, we require a minimum credit score of 620 and also need to document at least \$50K in liquid assets(seasoned for 2 months). See below a list of items needed to set up your Line of Credit. WE WILL EXTEND YOU AN EXPOSURE LIMIT OF \$500,000 and lend up to 90% of the acquisition cost and 90% of the rehab budget (if desired). Again, we looking to do business with investors and developers like yourself. Our goal is to help you maximize your

on-hand cash while providing you the ability to quickly execute purchase contracts. We also offer the ability to refinance your investment properties into a long term loan once rehab is complete if desired.

To move forward, and get Conditional Approval/Term Sheet for your Exposure Line of Credit please return the following:

- 1. Track records for the last 5 years owned, sold or hold properties with a final gross value (we will provide with REO schedule of real estate).**
 - 2. 60 days of bank statements or quarterly statement (all pages) to verify Liquid Assets you intend to use to qualify (Checking, Saving, Money Market, Bonds, CD, Stock, Roth IRA)**
 - 3. Borrower/Business Application&Guarantor Application (we provide by request).**
 - 4. Copy of Driver Licence**
 - 5. LLC information :**
 - Copy of Articles of Organization**
 - Copy of Operating agreement**
 - EIN IRS Certificate**
- Please call us for any questions regarding the line of credit for Fix and Flip and Fix and Hold and Fix and Construction. Base on total liquid assets in a bank we open you a line of credit TIME 10.**
\$100K will give you \$1 million.
\$200K will give you \$2 million
UP TO 4million total line of credit

We don't ask your tax returns documents. We just base on FICO score MIN 620, and experience in real estate in the past 5 years.

Lenard Nelson

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Lenardn@gmail.com

Aleksandr Kruchakov

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Recourse & Limited-Recourse Loan Structures	Exposure Limit (Line of Credit) Application Fee	\$750	To be paid on all Line of Credit applications	x	
	Foreign National Background Fee	Actual Cost	Applicable only for foreign nationals.		x
	Entity/Organization Structure Review Fee	\$0 for first entity. \$200 per additional entity in org structure	Incurred only if there is more than 1 entity as part of the borrowing structure. Additional outside counsel fee may apply if deemed necessary.		x

Property Rehabilitation Fee - Inspection Fee - New Construction

Recourse & Limited Recourse Loan Structures	Valuation & Review Fee (This includes both an AS-IS and an ARV)	\$595	1 Unit, Condo, Townhome (True up at close with actual cost)	x	
		\$775	2-4 Units (True up at close with actual cost)		
		\$2,100	5 or more Units (True up at close with actual cost)		
	Project Pre-Inspection Fee (Only Applicable if Requesting Rehab Funds)	\$395	Standard Rehab (True up at close with actual cost. Actual cost can vary due to scope of work)	x	
		\$835	New Construction (True up at close with actual cost. Actual cost can vary due to scope of work)		
	Limited Recourse Only Appraisal Fee for Final Rehab Draw	Actual Cost	If initial valuation was a 2055 or OVI, a full Appraisal is required if requesting rehab funds at project completion.		x
	Processing Fee	\$635	1-4 Units		x
		\$1,400	5-20 Units		
	Origination Fee (Charged on the Full Loan Amount)	Vary	Outlined in conditional quote and finalized on the Settlement Statement		x
	Customary Settlement Charges	Vary	Title insurance, dwelling insurance, prepaid interest, recording fees, closing and escrow fees, lender closing/settlement attorney, fees where applicable, etc.		x
	Inspection Fee	\$110	1-4 Units Only applicable if requesting rehab funds		x
		Actual Cost	5-20 Units		
		Wire Fee	\$35		



Borrower Disclosure Questions

- Yes No Has the borrower or any of its directors, owners, members, managers, officers, or principals been convicted of or are currently accused of a felony, or any crime involving fraud, financial malfeasance, or misrepresentation?
- Yes No Is the borrower currently, or has it been party to a bankruptcy or insolvency proceeding, or any litigation in the past two (2) years, or are there any outstanding judgements or liens against the borrowing entity?
- Yes No Has the borrower had an ownership interest in a property from which it has given title or deed in lieu of foreclosure, or a short sale, in the last two (2) years?

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

Note: we will pull credit and background reports as part of due diligence and both play a critical role in loan eligibility.

By signature below, I specifically represent to FACo and to FACo'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 FACo 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: _____

Title: _____

Signature: _____

Date: _____

Note: We do not permit originations of loans vested in the below:

- The borrowing entity is a Trust or the property is vested in a Trust
- No Guaranty loans vested, or owned by a Tax Qualified Plan (IRA or 401K)



The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity:

Check/circle one or more

- Hispanic or Latino
 - Mexican Puerto Rican Cuban
 - Other Hispanic or Latino - *Print origin:* _____
For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, etc.
- Not Hispanic or Latino
- I do not wish to provide this information

Race:

Check/circle one or more

- American Indian or Alaska Native - *Print name of enrolled or principal tribe:* _____
- Asian
 - Asian Indian Chinese Filipino Japanese Korean Vietnamese
 - Other Asian - *Print race:* _____
For example: Hmong, Laotian, Thai, Pakistani, Cambodian, etc.
- Black or African American
- Native Hawaiian or Other Pacific Islander
 - Native Hawaiian Guamanian or Chamorro Samoan
 - Other Pacific Islander - *Print race:* _____
For example: Fijian, Tongan, etc.
- White
- I do not wish to provide this information

Sex:

- Female Male I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person)

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname? Yes No
- Was the sex of the Borrower collected on the basis of visual observation or surname? Yes No
- Was the race of the Borrower collected on the basis of visual observation or surname? Yes No

The Demographic Information was provided through:

- Face-to-Face Interview (includes Electronic Media w/ Video Component)
- Telephone Interview Fax or Mail Email or Internet

Borrower Name: _____



Important note regarding who is required to complete and sign the following 4 pages:

If borrowing as an entity: Each Guarantor, each Entity Owner with 20% or greater ownership, and each Managing Member/Director must complete and sign their own application.

If borrowing as an individual: Each individual Borrower must complete and sign their own application.

Guarantor / Owner / Managing Member Information

First Name: _____ Last Name: _____

Title: _____ Ownership %: _____

Email: _____ Phone #: _____

Are you a: U.S. Citizen Permanent Resident Alien Foreign National

If not a U.S. Citizen; Country of Citizenship: _____

Guarantor? Yes No

Authorized to sign for the borrower? Yes No

For Guarantors only, please answer the following:

Date of Birth: _____ Social Security Number: _____

Marital Status: Married Unmarried Separated

Estimated FICO Score: _____

Home Address: _____ Unit / Apartment: _____

City: _____ State: _____ Zip: _____

Financials

(Note that if requesting over \$4MM in total exposure, a detailed Personal Financial Statement is required for each Guarantor, as well as the most recent year of personal and business taxes.)

Cash (checking, savings, etc.)	\$ _____
Stocks & Bonds	\$ _____
Roth IRA	\$ _____
Total Liquid Assets	= \$ 0.00
Other Assets	\$ _____
Total Assets (all lines above)	= \$ 0.00
Total Liabilities	\$ _____
Net Worth (assets - liabilities)	= \$ 0.00



Declarations

- Yes No Have you ever been convicted of or are you currently accused of a felony, or any crime involving fraud, financial malfeasance, or misrepresentation?
- Yes No Are you currently, or have you been party to a bankruptcy or insolvency proceeding, or any litigation in the past two (2) years, or are there any outstanding judgements or liens against you?
- Yes No Have you had ownership interest in a property from which you have given title or deed in lieu of foreclosure, or a short sale, in the last two (2) years?

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

- Yes No Have you ever owned a home?

Note: We will pull credit and background reports as part of due diligence and both play a critical role in loan eligibility.

I specifically represent to FACo and to FACo's actual or potential agents, processors, attorneys, insurers, servicers, successors and assigns and agree and acknowledge that: (1) the information provided in this application, including the Track Record and REO Schedule or similar schedule, is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this 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.; (2) any loan requested pursuant to this application or extended under a line of credit approved under this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) secured 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 line of credit and/or mortgage loan; (5) the property will not be occupied by me, the borrower, its members, owners, employees, guarantors or other related parties; (6) 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; (7) 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; (8) 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; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (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 signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Acknowledgement. I hereby acknowledge that any owner of the Loan, 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: _____



Thank you for choosing Finance of America Commercial! We are committed to earning your business and becoming your trusted partner. Please tell us about your business to begin the application process.

Borrower Information

Borrower Type: Individual Sole Proprietor Partnership LLP LLC Corporation

Name of Borrower/Business: _____

Borrower/Business Address: _____

Prior Year Total Revenue: _____

Date the Business was formed: _____ Business EIN: _____

Registered to do business in what states: _____

Business Plan and Experience

Primary sources for acquiring lots/properties (i.e. auction, wholesale, MLS, etc): _____

Which areas of real estate do you operate in?

Fix & Flip New Construction Rentals Commercial Multi-Family Mixed-Use

Do you have a GC on staff or do you hire a 3rd party GC to complete rehab/construction? On staff 3rd Party

Do you plan on expanding operations out of markets or dollar ranges in which you have experience? Yes No
if yes, provide a detailed business plan explaining your approach and team.

Recent Business History

Use the chart below to summarize the details about the investment properties that you have flipped and/or built in the past five years (for the Business and all Guarantors). Document the details of these properties in the required Track Record form.

	# of New Construction Homes Built & Sold	New Construction Gross Sales \$	# of Fix & Flip Homes Rehabbed & Sold	Fix & Flip Gross Sales \$	Total Gross Sales \$
Past 5 Years (60 months)					\$ 0

Current Holdings

Tell us about your recent property purchases in the past five years that you still own:

(Held by the Business and all Guarantors. Document the details for these properties in the required Track Record form.)

	# of Properties	Total Acquisition Cost \$
Rental Properties		
Properties Under Renovation or Construction		
Total	0	\$ 0.00

Tell Us About the Rest of Your Business

(Held by the Business and all Guarantors. Document the details for these properties in the required Track Record form)

	# of Properties
Subdivided lots ready to build	0
Other property/land holdings	0
Total	0



Broker Information and Authorization

The Borrower and Broker must sign below.

By signature below, the Borrower authorizes the following rights to the Broker listed below, regarding Borrower's application(s) with Finance of America Commercial LLC:

- Access to discuss all information regarding any loan application (including property submissions) submitted by Broker to Finance of America Commercial LLC
- Review all appraisals, loan documents, background reports, title reports/commitments, credit information, financial information, applications and other documentation which may reasonably be necessary and required by Finance of America Commercial to consider my request for a loan from Finance of America Commercial LLC
- At any loan closing, collect broker fees from Borrower loan proceeds, pursuant to the signed Conditional Quote

Borrower Name: _____

Title: _____

Signature: _____

Date: _____

Broker Company Name: Diplomat Oceanfront, Inc

Company NMLS ID#: _____

Originating Loan Officer: Galina Korn Blum

Loan Officer NMLS ID#: _____

Loan Officer Signature: *Lenard Nelson*

Date: _____

LENARD NELSON
(310) 365-3987
LENARDN@gmail.com

***Note to Broker:** See wholesale.foacommercial.com for the most current list of states that require licensing.



Finance of America Commercial ("FACo") conducts a full background and credit check on each Applicant (including its members, owners, officers) and Guarantor to determine eligibility for a business loan, capacity to guaranty the debt and to verify the information on the Business Loan Application ("Application").

By signature below, you authorize FACo to perform background, credit, and any other checks, investigations or inquiries related to the Application. Upon request, FACo will provide you with the name and address of the consumer reporting agency or agencies that supplied it with the relevant report(s).

You authorize Finance of America Commercial, or any of its duly authorized agents, to:

- obtain and use credit reports and background information in connection with the Application and any update, renewal, account review, advance, individual loan approval or extension that you request.
- make other investigations or inquiries.
- obtain any and all information and documentation, including but not limited to, management history and income; proof of ownership of individual properties; bank, money market and similar account statements and balances; credit history; background reports and investigations; and, copies of income tax returns.
- Payoff statements related to real property to be secured by FACo

Third parties may rely on copies of this authorization to release such information as FACo may request pursuant to the above authorization.

This Authorization is given in connection with an application for business purpose credit. This authorization will not expire by automatic passing of time. Any recipient may rely on the authorization unless they have received written notice from me of revocation.

I understand that credit inquiries may impact my credit score. FACo may retain this application and any other credit information it receives, even if no loan is granted.

Signature: _____

Date: _____

Name: _____

Title: _____

Email: _____

Phone: _____



FINANCE OF AMERICA
- COMMERCIAL -

Track Record & REO Schedule

V. 2.0

Borrower:

Track Record as of:

Sales History

List all investment properties sold or currently for sale, that you flipped and/or built in the past five years (60 months). You may supply your own track record form if it clearly details the same information requested below.

Address	City	State	Zip	Property Type	Name on title	% of ownership	Fix & Flip or New Construction	Purchase Date	Purchase Price	Amount spent on Rehab or Construction	Total Cost Basis	Sale Price or Current Listed Price	Sale Date	Gross Margin %

REO Schedule

List all properties currently owned, that aren't documented above. You may supply your own form if it documents the same information requested below.

Address	City	State	Zip	Property Type	Name on title	% of ownership	Property Purpose (rental, primary, 2nd home, etc)	Purchase Date	Purchase Price	Amount spent on Rehab or Construction, if any	Total Cost Basis	Present Market Value	Mortgage or Lien Amount	Monthly Rent Amount (if applicable)