

**Rehab/Hard Money property/Deal Application** <u>www.TexasRehabLoan.com</u> - Hard Money - Monty Busch 214-824-0417

## YOU WILL NEED THE FOLLOWING items to close and order appraisal, very simple process for investment property only\

\*\*Note \*\*\*link to our online 1003 is in yellow – texasmortgagehome.com

Loan Summ	າary	(this form)	
Property photos or MLS listing			
Signed Sales contract (if purchase)			
Survey(may or may not be needed			
Entity Name and articles of inc.			
Proof of Ins	urance	Always need	
copy of leas	se if rented	-	
copy of driv	ers license	<b>;</b>	
<mark>1003</mark>			
<mark>(borrower</mark>			
<mark>app)</mark>	Click for	Online app	
****			

For repairs over 25k include: Contractor info and contacts

Files should be in word or PDF format. Please email or use my server (<u>www.uploadmyloan.com</u>)

## \*\*\*\*\*if you don't know these answers, your not ready ,let us help IF NOT A REHAB, INDICATE THAT WORK HAS BEEN COMPLETE AND YOU JUST NEED HARD MONEY /BRIDGE FOR SHORT TERM

Date of application:	
Borrower name: (full name with middle	
initial – for legal) :	
Present – Home : address	
(do you own)	
Are you married ?	
Social Security and Birthdate ?	
Ownership : (In which title and loan	
will be held)	
Number of properties owned : (attach	
real estate schedule if needed)	



Rehabs are required to be held in LLC:	
Borrower line of work	
Borrower Financial Information:	
Borrower cash available:	
Borrower phone, email, and add ress:	
List all collateral being used for	
loan: Subject property address (rehab	
project):	
IF Treperation is Durchase	
IF Transaction is Purchase , complete	
Purchase price:	
Who is seller (owner, bank, wholesaler	
Contract Closing Date:	
If refinance –	
When was purchase	

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Original cost	
Payoff amount :	
Who is surrout lander and contact	
Who is current lender and contact	
info (for payoff) :	
Total cost of repairs:	
(If refinance, what did you do in	
terms of repairs and cost)	
terms of repairs and costy	
Total cost (purchase + repairs):	
After repair value (ARV):	
Recent comps : give 3 sold comps	
F 5 F F F	
Requested loan amount: (max 90%	
of cost)	
Appraisal District value (Now-As Is):	
TRAVIS (click)	
BEXAR	
Dallas	
Harris	
Do you have comps (within 6 mos)?	
If yes, submit with loan application	
Subdivision name:	
Property type (single-family, duplex	



Urban Coyote Funding

etc):	
Size (square feet):	
Year built:	
Experience (#of flips,rentals)	
Projected closing date/contracted date:	
Credit score:	
Borrowers source of income:	
Borrwer experience with rehabs and	
investments ? short description	
Contractor/who will manage project:	
Title company and contact:	
Insurance company and contact	
INSURANCE REQUIRED TO CLOSE	
Realtor contacts(who will grant access)	
Exit – loan repayment (rental or flip):	
	Title company:
FOR URBAN COYOTE PERSONEL:	Lender attorney:
Loan Amount:	Closing date:
Term (length) :	Pymt amount:
Rate :	First pymt date:
Points:	
Fees :	
Prepayment:	

## PLEASE INITIAL BELOW: Borrower Signature

Date:

- I have READ AND UNDERSTAND & authorize broker lender to obtain credit report
- \_\_\_\_\_ Funds for repairs will be issued in draws.
- \_\_\_\_\_ I will be making monthly interest payments.
- I am approved for permanent financing (see Monty Busch for approval).

## List of Repairs (Required Info)

	Estimated Cost:
Permits	\$
Demolition / Trash / Dumpsters	\$
Exterior Repairs	
Termite Inspection / Treatment	\$



Foundation / Structural Report	\$
Roofing	\$
Windows	\$
Doors	\$
Siding	\$
Carpentry	\$
Deck / Porch	\$
Driveway, Walkway, Patio	\$
Landscaping	\$
Other?	\$
HVAC	Φ
Rough	\$
Finish	\$
Plumbing	
Rough	\$
Fixtures	\$
Finish	\$
Electrical	
Rough	\$
Fixtures	\$
Finish	\$
Interior Repairs	
Sheet Rock	\$
Doors	\$
Carpentry	\$
Other	\$
Other	\$
Other	\$
Kitchen	Ψ
Cabinets	\$
Countertops	\$
Appliances	\$
Bathrooms	φ
Bath 1	\$
Bath 2	\$
Bath 3	\$
Painting	
Interior	\$
Exterior	\$
Flooring	
Carpet / Vinyl	\$
Tile	\$
Hardwood	\$
Insulation	\$
Final Cleanup	\$
Other:	\$
	*
Total Estimated Rehab Cost	\$
	Ψ



- 1. Draw requests need to be in writing and must specify the work completed and must be supported by documentation for labor and materials to be provided to the property.
- 2. Lender will inspect the completion of the work contemplated by each draw request and upon Lender's satisfaction that the work has been completed the draw will be funded.