

STONEHEDGE FUNDING, LLC

*The Alternative Financing Source
For Real Estate Investors*

LOAN APPLICATION PACKAGE

**PO BOX 460
UWCHLAND, PA 19480**

PHONE: 610-873-6022

FAX: 610-873-6026

WWW.STONEHEDGEFUNDING.COM

STONEHEDGE FUNDING, LLC

610-873-6022

www.stonehedgefunding.com

Application for Loan Pre-Approval

TO BECOME PRE-APPROVED WITH STONEHEDGE FUNDING, LLC.

Submit the following to: Linda Tosto, Vice President
P.O. Box 460
Uwchland, PA 19480-0460

1. The **completed** application (from our website under **First Steps**) including the personal financial statement, and all supporting documentation.
2. The **completed** credit authorization form.
3. Full, signed copies of your last 2 years Federal tax returns – i.e. personal and (if applicable) business returns.
4. Copies of your last two paystubs and your most recent W-2.
5. Copies of your last two monthly bank statements.
6. A non-refundable application fee of **\$300.00 payable to Stonehedge Funding, LLC**. If the applicant is approved, this charge will be a credit at our first closing. **Applications will not be processed until we have a complete application package - including the fee.**

Once we have reviewed your completed packet and run a credit report and everything is in order, we will issue a pre-approval.

TO RECEIVE A COMMITMENT LETTER FROM STONEHEDGE FUNDING

Once you are a pre-approved Stonehedge customer, and have a property you are interested in purchasing, or have under agreement, please do the following:

1. Call our office with the following information or submit online:
 - a. Property Address, # of bedrooms, # of baths, & a brief property description.
 - b. Estimated purchase price and copy of your executed Agreement of Sale.
 - c. Estimated rehab budget – please complete our rehab analysis form.
2. Once we receive the completed rehab form, and property access information (i.e. lockbox information), we will inspect the property.
3. If the inspection is satisfactory, a Commitment Letter for the purchase and rehab of the property will be provided.

Thank you for your interest in doing business with Stonehedge Funding.

Stonehedge Funding, LLC

DOCUMENT SUBMISSION CHECKLIST

Borrower(s): _____

Collateral Address: _____

Needed for Pre-approval:

- _____ 1) Application Fee of \$300.00
- _____ 2) Credit Authorization – all individuals
- _____ 3) Personal Financial Statement/Balance Sheet – all individuals
- _____ 4) Last Two Years Tax Returns – Form 1040 w/ all schedules
- _____ 5) Last Two Years Tax Returns – Business Tax Returns – if applicable
- _____ 6) If Employed – 2 most recent pay stubs
- _____ 7) Copies of your two most recent bank deposit statements – all pages
- _____ 8) Articles of Incorporation / LLC Documents – if applicable.
- _____ 9) Corporate Bylaws – if applicable
- _____ 10) Corporate Owners names and percentage of ownership – if applicable
- _____ 11) Tax ID / EIN – if applicable
- _____ 12) Officer Names and Titles – if applicable

Needed Prior to Commitment:

- _____ 13) Fully Executed Agreement of Sale – w/ all endorsements
- _____ 14) Completed Property Inspection Report
- _____ 15) Completed Financial Analysis Form
- _____ 16) Contractor Work Estimates – major items only – if applicable

Needed Prior to Close:

- _____ 17) Signed Commitment Letter – with commitment fee
- _____ 18) Termite Certification – if available
- _____ 19) Certificate of Occupancy (in Philadelphia – Certification Statement)
- _____ 20) Other Building Certifications – if applicable
- _____ 21) Home Inspection Report – if available
- _____ 22) Copies of all Leases – if applicable
- _____ 23) Copy of Appraisal – if applicable
- _____ 24) Title Report – Stonehedge Funding, LLC listed at Mortgagee
- _____ 25) Closing Protection Letter
- _____ 26) Notice of Settlement (Date / Time / Location)
- _____ 27) Title Company Wiring Instructions (Bank / ABA# / Account #)
- _____ 28) Insurance Binder – Stonehedge Funding, LLC listed at Mortgagee
- _____ 29) Power of Attorney – if applicable
- _____ 30) Photo ID
- _____ 31) Other: _____

Internal Check List

_____ Current Financials / Credit Report	_____ Comps Pulled (in file)
_____ Preliminary Inspection Ordered by SHF	_____ Received (in file)
_____ Commitment Sent to Customer for Signature (s)	_____ Received (in file)

Settlement Date: _____ Time: _____ Location: _____

CREDIT AUTHORIZATION AND REQUEST

I, _____ (full legal name), having a Social Security Number
of _____, and a birth date of _____,
(Social Security Number) (Birth date)
currently residing at _____,
(Current address, City, State and Zip Code of residency)

hereby authorize and request that **Stonehedge Funding, LLC**, P.O. Box 460, Uwchland, PA 19480, its
successors and/or assigns, run credit reports and check background references on me in relation to a
mortgage loan request. This mortgage loan is in relation to a property I own or intend to purchase
located at:

_____ (address to be mortgaged).

If credit is extended to me, this authorization shall survive and be valid for the entire term of the loan and
any extensions, renewals or modifications thereof. During the life of the loan, the lender may from time to
time run credit reports on me as lender deems necessary to monitor and evaluate the loan, and update lender
records. Accepted and agreed:

X _____ (Signature)

Date: _____

PROPERTY ADDRESS: _____
Bedrooms: _____ # Baths: _____ # Stories _____ Est. Square Footage: _____
Construction: (Row, Twin, or Single?) _____ Lot Size or Dimensions: _____
PREPARER: _____ DATE: _____

**Estimated
Acquisition
Cost**

Purchase Price: _____
Est. Closing Costs: _____
Est. Rehab Cost: _____
Est. Total Project Cost: _____
After Repaired Value: _____

Please check one: ___ Resale ___ Rental

Please check one: ___ Flip Grade ___ Rental Grade

Estimated Rent: ___ Monthly ___ Annual Expenses

Is the property under Agreement? _____

Settlement Date: _____

Title Ordered? ___ Yes ___ No **Contact:** _____

Are there any boarded up properties on the block? _____
If yes, how many? _____

What is the condition of the adjacent properties?

Are there any marketable adversities, if so please state below.

Stonehedge Funding, LLC

Property Inspection Report

PROPERTY ADDRESS: _____
Street Number And Name City State Zip

BORROWER: _____ DATE: _____

Estimated time frame for renovations _____ Lockbox: _____

	Condition			Comments	Estimated Cost of Repairs
	Poor	Fair	Good		
1) Grounds					
a) Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
b) Patio/Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
c) Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
d) Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
e) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
2) Exterior					
a) Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
b) Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
c) Wood Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
d) Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Type: _____					
e) Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
f) Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
g) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
(Other)					
h) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
(Other)					
3) Interior					
a) Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
b) Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
c) Hdwd Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
d) Walls/Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
e) Bedroom #1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Bedroom #2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Bedroom #3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Bedroom #4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
f) Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
g) Bathroom #1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Bathroom #2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Bathroom #3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

3) Interior (con't)	Condition			Comments	Estimated Cost of Repairs
	Poor	Fair	Good		
h) Dining Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
i) Family Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
j) Den	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
k) Attic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
l) Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
m) _____ (other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

4) Systems

a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
b) Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Type: Fusebox <input type="checkbox"/> Circuit Breaker <input type="checkbox"/>					
c) Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Type: Gas <input type="checkbox"/> Oil <input type="checkbox"/> or Electric <input type="checkbox"/>					
d) Air Cond.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
e) Sewer/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Type: City Sewer <input type="checkbox"/> Septic <input type="checkbox"/>					
f) Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Type: City Water <input type="checkbox"/> Well Water <input type="checkbox"/>					
g) _____ (other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

5) Appliances

a) Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
b) Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
c) Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
d) Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
e) Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
f) _____ (other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

TOTAL ESTIMATED COST OF REPAIRS _____

Fax Report, with photos, to 610-873-6026 or email to cbd@stonehedgefunding.com

PERSONAL FINANCIAL STATEMENT AS OF _____

SUBMITTED TO: Stonehedge Funding LLC.

PERSONAL INFORMATION

APPLICANT			CO-APPLICANT		
Name			Name		
Home Address			Home Address		
Home Phone	Cell Phone	E-mail	Home Phone	Cell Phone	E-mail
Social Security No.		Date of Birth	Social Security No.		Date of Birth
Name & Phone Number of your Accountant			Name & Phone Number of your Accountant		
Name & Phone Number of your Attorney			Name & Phone Number of your Attorney		
Name & Phone Number of your Investment Advisor/Broker			Name & Phone Number of your Investment Advisor/Broker		
Name & Phone Number of your Insurance Advisor			Name & Phone Number of your Insurance Advisor		
Employer			Employer		
Address of Employer			Address of Employer		
Business Phone Number	No. of years with employer	Title/Position	Business Phone Number	No. of years with employer	Title/Position
Name of Previous Employer & Position (if with current employer less than 3 yrs.)			Name of Previous Employer & Position (if with current employer less than 3 yrs.)		

Cash Income & Expenditures Statement for Year Ended

. (Omit cents)

Annual Income	Amount (\$)
Salary (applicant)	\$
Salary (co-applicant)	
Bonuses & Commissions (applicant)	
Bonuses & Commissions (co-applicant)	
Rental Income	
Interest Income	
Dividend Income	
Capital Gains	
Partnership Income	
Other Investment Income	
Other Income (List)"	
TOTAL INCOME	\$

Annual Expenditures	Amount (\$)
Federal Income and Other Taxes	\$
State Income and Other Taxes	
Rental Income and Other Taxes	
Rental Payments, Co-op or Condo Maintenance	
Mortgage Payments Residential	
Investment Residential	
Property Taxes	
Investment	
Interest & Principle Payments on Loans	
Insurance	
Investments (including tax shelters)	
Alimony /Child Support	
Tuition	
Other Living Expense	
Medical Expenses	
Other Expenses (List)	
TOTAL EXPENDITURES	\$

Any significant changes expected in the next 12 months ____ Yes ____ No
(H yes, attach information)

" Income from alimony, child support, or separate maintenance income need not be revealed if the applicant or co-applicant does not wish to have it considered as a basis for repaying this obligation.

Stonehedge Funding, L.L.C.

Balance Sheet as of

ASSETS	AMOUNT (\$)	LIABILITIES	AMOUNT (\$)
Cash in this Bank (including money market accounts, CDs)	\$	Notes Payable to this Bank	XXX
		Secured	\$
Cash in Other Financial Institutions (List) (including money market accounts, CDs)		Unsecured	
		Notes Payable to Others (Schedule E)	XXX
		Secured	
		Unsecured	
		Accounts Payable (including credit cards)	
		Margin Accounts	
Readily Marketable Securities (Schedule A)		Notes Due: Partnership (Schedule D)	
Non-Readily Marketable Securities (Schedule A)		Taxes Payable	
Accounts and Notes Receivable		Mortgage Debt (Schedule C)	
Net Cash Surrender Value of Life Insurance (Schedule B)		Life Insurance Loans (Schedule B)	
Residential Real Estate (Schedule C)		Other Liabilities (List):	
Real Estate Investments (Schedule C)			
Partnerships / PC Interests (Schedule D)			
IRA, Keogh, Profit-Sharing & Other Vested Retirement Accts.			
Deferred Income (number of years deferred)			
Personal Property (including automobiles)			
Other Assets (List):			
		TOTAL LIABILITIES	
		NET WORTH	
	\$		\$

CONTINGENT LIABILITIES

YES NO AMOUNT

- Are you a guarantor, co-maker, or endorser for any debt of an individual, corporation, or partnership? YES NO
- Do you have any outstanding letters of credit or surety bonds? YES NO
- Are there any suits or legal actions pending against you? YES NO
- Are you contingently liable on any lease or contract? YES NO
- Are any of your tax obligations past due? YES NO
- What would be your total estimated tax liability if you were to sell your major assets? YES NO
- If yes for any of the above, give details: YES NO

Schedule A • Alt Securities (including non-money market mutual funds)							
	DESCRIPTION	OWNER(S)	WHERE HELD	COST	CURRENT MARKET VALUE	PLEGDED	
						YES	NO
READILY MARKETABLE SECURITIES (including U.S. Governments and Municipals) *							
NON-READILY MARKETABLE SECURITIES (closely held, IRInly traded, or restricted stock)							

* If not enough space, attach a separate schedule or brokerage statement and enter totals only.

Stonehedge Funding, LLC.

Please Answer the Following Questions:

1. Income tax returns filed through (date): _____ Are any returns currently being audited or contested? Yes No
If yes, what year(s)? _____
2. Have (either of) you or any firm in which you were a major owner ever declared bankruptcy? DYes No If yes, please provide details: _____
3. Have you drawn a will? Dyes No If yes, please furnish the name of the executory) and year will was drawn: _____
4. Number of dependents (excluding self) and relationship to applicant _____
5. Have you ever had a financial plan prepared for you? Ofes D No
6. Did you include two years federal and state tax returns? DYes No
7. Do (either of) you have a line of credit or unused credit facility at any other institution(s)? DYes No If so, please indicate where, how much, and name of banker _____
8. Do you anticipate any substantial inheritances? DYes No
If yes, please explain: _____

Representations and Warranties

The information contained in this statement is provided to induce you to extend or to continue the extension of credit to the undersigned or to others upon the guarantee of the undersigned. The undersigned acknowledge and understand that you are relying on the information provided herein in deciding to grant or continue credit or to accept a guarantee thereof. Each of the undersigned represents, warrants and certifies that the information provided herein is true, correct and complete. Each of the undersigned agrees to notify you immediately and in writing of any change in name, address, or employment and of any material adverse change (1) in any of the information contained in this statement or (2) in the financial condition of any of the undersigned or (3) in the ability of any of the undersigned to perform its (or their) obligations to you. In the absence of such notice or a new and full written statement, this should be considered as a continuing statement and substantially correct. If the undersigned fail to notify you as required above, or if any of the information herein should prove to be inaccurate or incomplete in any material respect, you may declare the indebtedness of the undersigned or the indebtedness guaranteed by the undersigned, as the case may be, immediately due and payable. You are authorized to make all inquiries you deem necessary to verify the accuracy of the information contained herein and to determine the credit-worthiness of the undersigned. The undersigned authorize any person or consumer reporting agency to give you any information it may have on the undersigned. Each of the undersigned authorizes you to answer questions about your credit experience with the undersigned. As long as any obligation or guarantee of the undersigned to you is outstanding, the undersigned shall supply annually an updated financial statement This personal financial statement and any other financial or other information that the undersigned give you shall be your property.

Date

Your Signature

Date

Co-Applicant Signature