

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**

LOANADMIN@STONEHEDGEFUNDING.COM

WWW.STONEHEDGEFUNDING.COM

Stonehedge Funding, LLC

DOCUMENT SUBMISSION CHECKLIST

Borrower(s): _____

Collateral Address/zip: _____

Needed for Pre-approval:

- | | | |
|-------|-----|---|
| _____ | 1) | Application Fee of \$300.00 |
| _____ | 2) | Credit Authorization – all individuals, partners, and guarantors |
| _____ | 3) | Personal Financial Statement/Balance Sheet – all individuals/Partners
This must include a detailed schedule of Real Estate Owned |
| _____ | 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 and copy of W-2 |
| _____ | 7) | Copies of your two most recent bank statements – all pages (Bus./Pers.) |
| _____ | 8) | All Partnership, LLC documentation Cert of Org, Operating Agreement
SS4, Partnership Agreement etc. |
| _____ | 9) | Corporate Owners names and percentage of ownership – if applicable |
| _____ | 10) | Tax ID / EIN – if applicable |
| _____ | 11) | Officer Names and Titles – if applicable |
| _____ | 12) | Photo ID |

Needed Prior to Commitment:

- | | | |
|-------|-----|---|
| _____ | 13) | New Loan Snapshot, Fully Executed Agreement of Sale |
| _____ | 14) | Completed Property Inspection Report w/ thorough descriptions of finishes |
| _____ | 15) | Completed Financial Analysis Form |
| _____ | 16) | Contractor Work Estimates - customer prepared detailed line item budget |

Needed Prior to Close:

- | | | |
|-------|-----|--|
| _____ | 17) | Signed Commitment Letter – with commitment fee prior to inspection |
| _____ | 18) | Termite Certification – if required by Lender |
| _____ | 19) | Building, Electrical, Plumbing permits – if applicable |
| _____ | 20) | Copies of all Leases – if applicable |
| _____ | 21) | Copy of Appraisal – if applicable |
| _____ | 22) | Title Report – Stonehedge Funding, LLC listed at Mortgagee |
| _____ | 23) | Closing Protection Letter |
| _____ | 24) | Notice of Settlement (Date / Time / Location) |
| _____ | 25) | Title Company Wiring Instructions (Bank / ABA# / Account #) |
| _____ | 26) | Insurance Binder – Stonehedge Funding, LLC listed at Mortgagee |
| _____ | 27) | Power of Attorney – if applicable |
| _____ | 28) | 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: _____

Stonehedge Funding, LLC.
P.O. Box 460, Uwchland PA, 19480
Phone: 610-873-6022
Email: LoanAdmin@stonehedgefunding.com
www.stonehedgefunding.com

PERSONAL FINANCIAL STATEMENT AS OF _____

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
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

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 (\$)
State Income and Other Taxes	
Rental Income and Other Taxes	
Rental Payments, Co-op or Condo Maintenance	
Residential	
Mortgage Payments	
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
(If 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, LLC

Balance Sheet as of _____

ASSETS	AMOUNT (\$)	LIABILITIES	AMOUNT (\$)
Cash on hand in bank (including money market accounts, CDs)	\$	Notes Payable to this Bank	
		Secured	\$
Savings Account (List) (including money market accounts, CDs)		Unsecured	
		Notes Payable to Others (Schedule E)	
		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 described in attached Real Estate Investments (Schedule C) must		Other Liabilities (List):	
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?
- Do you have any tax liens or judgments?
- Are there any suits or legal actions pending against you?
- Are you contingently liable on any lease or contract?

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, thinly 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? Yes No If yes, please provide details: _____
3. Have you drawn a will? Yes 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? Yes No
6. Did you include two years federal and state tax returns (*must be current*)? Yes No
7. Do (either of) you have a line of credit or unused credit facility at any other institution(s)? Yes No If so, please indicate where, how much, and name of banker _____
8. Do you anticipate any substantial inheritances? Yes 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

Please provide valid I.D with submission of this application

REAL ESTATE SCHEDULE

Property Address	Legal Owner	Date Acquired	Acquisition Cost	Market Value	Present Loan Balance	Monthly Mortgage Payment	Annual Taxes	Annual Insurance	Monthly Rent	Current Lender

Signature _____ Date _____ Signature _____ Date _____

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: _____

*****PLEASE SEND A COPY OF YOUR DRIVER'S LICENSE OR VALID IDENTIFICATION*****

STONEHEDGE FUNDING, LLC

A Member of the Stonehedge Financial Group of Companies

Post Office Box 460 • Uwchland, Pennsylvania • 19480-0460

Telephone: 610-873-6022

E-mail: LoanAdmin@stonehedgefunding.com

New Loan Snapshot

To better serve you in a quicker more efficient manner, please furnish us with the following information regarding your rehab:

Applicant's Name: _____

Property Address: _____

Description of Property: # of Bedrooms _____ # of Bathrooms _____ Garage? _____

Estimated After Repaired Value: _____

Purchase Price: _____

Rehab Budget: _____ Included in loan? _____

Loan Amount Needed: _____

Fix or Flip: _____ Estimated Closing Date: _____

Finished Product Details: PLEASE BE DESCRIPTIVE OF MATERIALS & QUALITY

Floors (carpet/hardwood/pre-existing hardwood?) _____

Bathrooms (C/T Floors, bath or tub surround?) _____

Kitchen (Type of backsplash/appliances/new cabinets?) _____

Central Air? _____ Finishing Basement? _____

Additions? _____

List 4 comparables that have settled within the last six months and are close in proximity and similarity to the subject property, and comparable to your final product.

Address	Mile Radius from Subject Property	Date Settled	Settled Price/S.A.	Seller's Assist

- We will only be able to use Comps that are closest to the subject property, approximately the same sq. ft., same # of Bed Rooms and baths. You need to compare apples to apples.**

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) Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
d) Other	<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 _____

*****Please e-mail report, with photos to
LoanAdmin@stonehedgefunding.com*****

Stonehedge Funding, LLC

Financial Analysis Form

PROPERTY ADDRESS: _____

Borrower Name _____

Bedrooms: _____ # Baths: _____ # Stories _____ Est. Square Footage: _____

Construction: (Row, Twin, or Single?) _____ Multi-unit: (Duplex, Triplex, _____)

PREPARER: _____ DATE: _____

Estimated Acquisition Cost

Purchase Price: _____

Est Rehab Cost: _____

Est. Total Project Cost: _____

After Repaired Value: _____

Please check one: _____ **Flip Grade** _____ **Rental Grade**

Estimated Rent: _____ **Monthly** _____ **Annual Expenses**

Is the property under Agreement? _____

Estimated Settlement Date: _____

Title Insurance/Search Ordered? _____ **Yes** _____ **No**

Company: _____

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.
