



STREAMLINE FUNDING

Loan Due Diligence Checklist

Loan Application Package

- Loan Application
- Copy of Driver's License
- Construction Loan Disclosure
- Client Questionnaire (if a builder/GC resume is available, please provide as well)
- Proof of funds (if requested)

Entity Documents

Entity Documents (cannot close in a DBA – if closing in an entity other than a corporation or LLC, please contact Streamline Funding for information on proper documentation)

For an LLC:

- IRS EIN on IRS issuance
- Stamped Certificate of Formation
- Operating or Company Agreement

For a corporation:

- IRS EIN on IRS issuance
- Stamped Certificate of Incorporation
- Incumbency Certificate

*Borrowers **MUST** close in a Texas-based entity. Go to <https://direct.sos.state.tx.us> to create an entity if one is not available.*

Experience Validation (if experienced)*

- Executed ALTA/HUD settlement statements from sale of real estate investments (**preferred**) or
- Executed construction contracts from previous renovations/builds or
- Builder's resume

**Failure to provide validation documents may result in an increase in the loan's interest rate and origination fee.*

Project Due Diligence (if applicable)**

- Construction budget with **complete** details/specifications in budget template provided by Streamline Funding
- Plans (for new construction projects and for renovations where additions will be created)
- Permits (if applicable and available at the time of the loan request)

***An appraisal cannot be ordered until budget/plans are made available to Streamline Funding. Please reach out to your representative if there are any questions about how to complete our budget template.*

Sales Contract/Settlement Statement

- Executed sales contract for the purchase of the property
 - Executed assignment contract(s) (if applicable)
 - Executed sales contract extension (if applicable)
- OR Executed settlement statement or purchase agreement (if refinance)



STREAMLINE FUNDING

A Wholly-Owned Subsidiary of Noble Capital

Thank you for your interest in obtaining a loan through Streamline Funding! We are excited to assist you with your next project and we look forward to building a partnership with you. In order to begin this process, please complete and submit the attached forms to our office at your earliest convenience.

Please carefully complete all of the above forms; an incomplete loan application package cannot be processed. Once we have received your documents we are typically able to process your application within 24 hours. If you have any questions about your application or additional questions about our funding process, please feel free to give us a call. We look forward to working with you!

Thank you,

The Streamline Production Team
Please return the loan application and all attachments to:
Streamline Funding
Attn: Processing 877.250.8787 (B)
512.250.2085 (F)
info@streamlinefunding.com

APPLICATION



PART 1: APPLICANT INFORMATION					
Name (First):		Middle:		Last:	
Address:					
City:		State:		Zip:	
Years/ Months at address:					
Home Phone:		Work:		Mobile:	
Social Security Number:			Date of Birth:		
Drivers License No:			State of Issue:		
Employer (if self employed please specify)			Job Title:		
Type of Business:		City:		State:	
Marital Status:		Married		Unmarried	
				If Married, Spouse Name:	
Email Address:					
PART 2: Co-Applicant (Co-Client)					
Name (First):		Middle:		Last:	
Address:					
City:		State:		Zip:	
Years/ Months at address:					
Home Phone:		Work:		Mobile:	
Social Security Number:			Date of Birth:		
Drivers License No:			State of Issue:		
Employer (if self employed please specify)			Job Title:		
Type of Business:		City:		State:	
Marital Status:		Married		Unmarried	
				If Married, Spouse Name:	
Email Address:					
PART 3: Entity Information					
Please Check One: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company					
<input type="checkbox"/> Limited Partnership <input type="checkbox"/> Joint Venture <input type="checkbox"/> Trust <input type="checkbox"/> Employee					
Entity Name:			Federal Tax Id No:		
Permanent Mailing Address:		City:		State/ Zip:	
Manager and/or Members of Entity :					
PART 4: Financial Profile					
Assets	In US Dollars	Liabilities	In US Dollars		
Cash: Include checking, savings, CDs, Money Market Funds (Schedule 1)		Notes Payable - Unsecured (Schedule 10)			
Investments: Marketable Securities (Schedule 2)		Notes Payable - Secured (Schedule 10)			
Investments: Closely held companies/Non- marketable securities (Schedule 3)		Real Estate Mortgage Owning- Personal (Schedule 5)			
Accounts and Notes Receivable, undrawn earnings (Schedule 4)		Installment Loan (Schedule 10)			
Real Estate: Personal (Schedule 5)		Credit Balances: Credit Cards/lines (Schedule 11)			
Real Estate: Investment (Schedule 6)		Accrued Income Tax			
Retirement Accounts(Schedule 7)		Home Equity Line			

APPLICATION



Assets Cont.	In US Dollars	Liabilities	In US Dollars
Life Insurance Cash Value (Face Value \$ _ _) (Schedule 8)		Other Liabilities	
Equity in partnerships/privately owned businesses (Schedule 9)			
Other Assets (Itemize & attach additional pages as needed)			
		TOTAL LIABILITIES	
TOTAL ASSETS:		NET WORTH (TOTAL ASSETS MINUS TOTAL LIABILITIES)	

*The asset and liability sections should only be completed jointly by co-applicants if their assets and liabilities are sufficiently joined so that the statement can be meaningfully and fairly represented on a combined basis; otherwise, separate statements and schedules are required.

Annual Sources of Income**	Applicant	Co-Applicant
Salary (amount reported on W-2) or Professional Net Income	\$	\$
Bonus & Commissions	\$	\$
Interest & Dividends	\$	\$
Business Income or Loss	\$	\$
Other (Itemize and attach additional pages as needed)	\$	\$
TOTAL ANNUAL INCOME	\$	\$
Monthly Expenses**	Applicant	Co-Applicant
Real Estate Mortgage Payments: Personal (Schedule 5)	\$	\$
Investment (Schedule 6)	\$	\$
Notes Payable (Monthly) (Schedule 10)	\$	\$
Credit Payments: Credit Cards/ Lines (Schedule 11)	\$	\$
Home Equity Line	\$	\$
Lease Payments (Schedule 12)	\$	\$
Savings (Include Retirement Plans, IRA, & Keogh accounts)	\$	\$
Taxes (Estimated income & property taxes)	\$	\$
Miscellaneous (Living expenses, insurance, premiums, education, medical expenses, etc.)	\$	\$
Other (Itemize & attach additional pages as needed)	\$	\$
Total Monthly Expenses	\$	\$

**Complete Co-Applicant information only if financial statement is to apply for or maintain secured/joint credit

APPLICATION

PART 5: SCHEDULES

Please indicate ownership of assets or liabilities in last box: "A" for Applicant. "C" for Co-Applicant, "J" for Joint.

SCHEDULE 1 – CASH: Checking, Savings, CDs, Money Market Funds

Financial Institution	Title of Account	Type of Account	Amount	A,C or J

SCHEDULE 2 – INVESTMENTS: Marketable Securities (Registered and Traded Stocks, Bonds, and Mutual Funds)

Description of Security	Registered Owners	No. Of Shares	Book Value	Where Pledged	A,C or J

SCHEDULE 3 – INVESTMENTS: Closely Held Companies/Non-Marketable Securities

Description of Security	Registered Owners	No. Of Shares	Book Value	Where Pledged	A,C or J

SCHEDULE 4 – ACCOUNTS & NOTES RECEIVABLE, UNDRAWN EARNINGS

Date of Account or Note	Due From	Original Amount	Present Balance	Payment Terms	Security held, if any	A,C or J

SCHEDULE 5 – REAL ESTATE: PERSONAL

Address	Title in Name of	Sales Price	Market Value	Mortgage Balance	Monthly Payment	A,C or J

APPLICATION



PART 5: SCHEDULES Cont.

SCHEDULE 6 – REAL ESTATE: INVESTMENT

Address	Title in Name of	Sales Price	Market Value	Mortgage Balance	Monthly Payment	A,C or J

SCHEDULE 7- RETIREMENT ACCOUNTS: Pension, 401(k), IRAs

Name of Institution where held	Title of Account	Type of Account	Percent Vested	Market Value	A,C or J

SCHEDULE 8 – INSURANCE: Life, Disability, Malpractice

Insurance Company	Policy Owner/ Name of Insured	Beneficiary	Policy Face Amount	Cash Surrender	Policy Loans	Premium Payments	Where Assigned	A,C or J

SCHEDULE 9 – EQUITY IN PARTNERSHIPS/PRIVATELY OWNED BUSINESS(ES)

Business Name & Address	Form Of Ownership	Nature Of Business	Date Of Investment	% Of Ownership	Estimated Market Value Of Investment	A,C or J

SCHEDULE 10 – NOTES PAYABLE & INSTALLMENT LOANS: UNSECURED, SECURED

Owed To (Account Number)	Balance Amount	Payment	Frequency/ Maturity	Terms	Secured By	A,C or J

SCHEDULE 11 – CREDIT ACCOUNTS: Credit Cards, Credit Lines, Home Equity Line

Issuer & Account Number	Credit Limit	Current Balance	Monthly Payments	Secured By	A,C or J

APPLICATION



PART 5: General Information

General Information	Applicant	Co-Applicant
Have you had a property foreclosed upon or given title or deed in lieu?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are you or is your business a part of any suit of legal action?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are you presently subject to any unsatisfied judgments or tax liens?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you ever declared bankruptcy?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are you a US Citizen?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do you have any unpaid taxes?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you ever been convicted of a crime (misdemeanor C excluded?)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

***Answering "yes" to any of the above will not automatically disqualify an applicant

Explanation for any questions marked "YES" (except for US Citizen): _____

For the purpose of requesting a loan through Streamline Funding Group, LP I/we submit above the statement of my/our financial condition as of date indicated above. In consideration of the premises, I/we agree to notify Streamline Funding Group, LP of any changes affecting my/our financial responsibility and will at any time upon request furnish Streamline Funding Group, LP a then current statement of my/our financial condition, and statement to be in such form as required by Streamline Funding Group, LP. I/We certify as a basis for credit that, to the best of my/our knowledge and belief, the information furnished and all representations made herein constitute the true and correct statement of my/our financial condition; that I/we have no assets or liabilities other than as shown on this statement; that all my/our assets are free to lien assignment except as shown herein and that there are no judgments outstanding or suits pending against me/us. I/We hereby authorize Streamline Funding Group, LP to verify any and all information provided by me/us and hereby authorize any creditor to verify any information herein. In connection with my application for loan services from Streamline Funding Group, LP, I hereby authorize said company and any authorized agent acting on its behalf to prepare an investigative report on my background, including, but not limited to: my personal credit history, criminal background, and any personal financial history. I therefore authorize, request and require any persons or institutions contacted to furnish Streamline Funding Group, LP or its agents any information they have concerning any criminal and/or motor vehicle conviction records, credit worthiness, credit standing and credit capacity, general reputation and character. As an inducement to provide this information, I hereby release and forever discharge each and every such person or institution from any and all claims of liability, in law or in equity that may arise out of furnishing such information to Streamline Funding Group, LP or any authorized agent of that company. I may, upon written request, receive further information as to the nature and scope of such investigations. Any inquiries are to be directed to the agency/company as listed in the two preceding paragraphs. My signature below indicates my understanding and acceptance of all the above terms and stipulations.

Applicant Printed Name

Co- Applicant Printed Name

Applicant Signature	Date

Co- Applicant Signature	Date

LOAN DISCLOSURE



To ensure that you, the Investor, have a clear understanding of what occurs after your loan has closed, please take a moment to read and acknowledge the information below:

Initials	Acknowledgments
___/___	APPRAISAL POLICY: All loans require an appraisal report completed by one of Streamline Funding’s approved state certified appraisers. All appraisals must be paid in advance by the Investor and, once completed, the report will be the property of Streamline Funding. At closing, the appraisal will be released to the Investor.
___/___	OCCUPANCY DISCLAIMER: The Investor agrees to never live in the Subject Property during the life of the loan. Streamline Funding does not provide loans for homesteads.
___/___	INTEREST PAYMENTS: After closing, interest payments are due monthly on the 1st and are calculated based on the amount of principal funded into your loan. The amount of principal at any given time may or may not exceed the amount of your construction draws.
___/___	LOAN SERVICING: Once your loan has closed, the file is turned over to Streamline Funding’s affiliated loan servicing company, Noble Capital Servicing, LLC.
___/___	PRE-CLOSING BUDGET REVIEW: If your loan request includes a construction budget your loan is subject to a budget review to be performed by Noble Capital’s Construction Control Coordinator on behalf of Noble Capital. The Investor and possibly the GC will be required to interface directly with Construction Control Coordinator during the review process.
___/___	DOWN DATE ENDORSEMENTS: : Any construction budget over \$25,000 will require a down date endorsement every 3 months through the term of the loan. A fee of \$25 per 3 month period will be collected at closing on the HUD and will be paid directly to the title company for these endorsements.
___/___	DRAW REQUESTS: (If Applicable) To request funds for work completed the investor must submit a draw request through Noble Capital’s Construction Control Department. All inspections must be ordered via email and emails should be sent to, construction@noblecapital.com. The investor will be provided with a copy of all the forms required for submitting a draw at and after closing.
___/___	LIEN WAIVERS: (If Applicable) Noble Capital will require that the Investor provide notarized lien waivers from the invoices paid to contractor on the previous draw before it can approve the release of funds for the current draw being requested.
___/___	SITE INSPECTIONS: (If Applicable) All draw requests will require a physical site inspection before funds can be released.
___/___	DRAW TURNAROUND TIME: (If Applicable) Noble Capital reserves the right to 7-10 business days from the time a Draw Request is received to perform its inspection of the property and release of funds. All efforts will be made to limit this to 5 business days from the request to release of funds.
___/___	RELEASE OF CONSTRUCTION FUNDS: (: (If Applicable) Construction Draws will only be released to the investor upon the completion of the specified work/construction. Investor must adhere to budget as approved by Noble Capital’s Construction Control Team. Any work completed outside of the approved budget is ineligible for reimbursement. Noble Capital will not pre-pay for any labor, materials, or soft costs. Only once the work has been completed on the specified draw will Noble release the approved funds. Noble Capital may elect to fund principal in tranches as draws are submitted or in anticipation of construction progressing. Interest will be payable based on the principal funded.

I hereby acknowledge that I am in agreement and in complete understanding of the items above.

Signature	Printed Name

Date

Signature	Printed Name

Date

Client Questionnaire



Please take a moment to answer the following questions and let us know who you are. We appreciate it!

1. Do you have any experience in real estate investment? If yes, please explain. If no, how did you become involved in real estate investing?

2. Do you have any formal real estate training?

3. How many properties have you flipped in the last 3 years?

4. Who is your general contractor or who do you plan to use?

Client Questionnaire



Please take a moment to answer the following questions and let us know who you are. We appreciate it!

5. What do you think has best prepared you for your real estate investment ventures?

6. Who/what is the source of equity in your real estate transactions?

7. We'd like to hear about your team. Please let us know about the strengths of the individuals that are working with you.