

PARADYME

FUNDING

Property Address: _____

Borrowing Entity: _____ EIN _____

Entity Mailing address: _____

City: _____ State: _____ Zip: _____

Applicant 1: _____

Address: _____

City: _____ State: _____ Zip: _____

Social Security Number: _____ Date of Birth: _____

Driver's License Number: _____ State: _____

Email: _____ Phone: _____

Applicant 2: _____

Address: _____

City: _____ State: _____ Zip: _____

Social Security Number: _____ Date of Birth: _____

Driver's License Number: _____ State: _____

Email: _____ Phone: _____

*****Very Important for BPO entry*****

Contact for BPO/Appraisal Email: _____ Phone: _____

(Typically listing agent for purchase or borrower for refinance)

PARADYME

FUNDING

Please Select Loan Type:

☐ Fix and Flip ☐ Ground up Construction ☐ Bridge

Please Select Purchase or Refinance:

☐ Purchase ☐ Refinance Close of Escrow: _____

Please Complete All Applicable Fields Below:

Purchase Price: \$ _____ As is Value: \$ _____ Loan request: \$ _____

Rehab Amount: \$ _____ Completed Value: \$ _____

Payoff Amount (refi only): \$ _____ Pre-Rehab Sq Ft: _____ Post-Rehab Sq Ft: _____

Property Type: _____ Number of Properties: _____ Number of Units: _____

FICO: _____ Cash Reserves: \$ _____

Of Projects Completed (last 3 years): _____ Exit Value of Projects Combined: \$ _____

Closing Agent/ Title Name: _____

Email: _____ Phone: _____

Escrow Officer Name: _____

Email: _____ Phone: _____

Insurance Agent Name: _____

Email: _____ Phone: _____

DISCLOSURE TO APPLICANT REGARDING PROCUREMENT OF BACKGROUND REPORT

In connection with your application for a loan, we and/or the Lender may procure a background investigative report and/or background report on you as part of the process of considering your candidacy as a borrower. By your signature below, you hereby authorize us to obtain a background report and/or an investigative report about you in order to consider you for a loan. The information requested below is being used strictly for background screening purposes in order to obtain accurate results. The background report may include, but not limited to, criminal history, verification of employment, credit report, education, and driving records.

Applicant's Name: _____

Applicant's Address: _____

City: _____ State: _____ Zip: _____

Social Security Number: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Signature: _____

BORROWER ACKNOWLEDGMENT REPRESENTATION & WARRANTIES

The information contained in this statement is provided for the purpose of obtaining or maintaining credit with Lender, on behalf of the undersigned, or persons, firms, or corporations in whose behalf the undersigned may either severally or jointly with others execute a guaranty in Lender's favor. Each undersigned understands that you are relying on the information provided herein (including the designation made as to the ownership of property) in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and complete and that you may consider this statement as continuing to be true and correct until a written notice of a change is given to you by the undersigned.

You are authorized to make all inquiries you deem necessary to verify the accuracy of the statements made herein and to determine my/our credit worthiness, including, but not limited to, credit bureau reports, public records checks, and any other background check deemed necessary. You are authorized to answer questions about our credit experience with me (us).

Furthermore, each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application 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) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the 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 loan on a residential property for business purposes only; (5) the property will be NOT occupied as has been indicated in this application; (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 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; and (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.

Acknowledgement. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors, and assigns, may verify or re-verify 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 credit reporting agency.

I warrant and represent that the subject property for which I (we) am (are) applying for this loan is not my (Our) primary residence and that I (we) do not intend to occupy this property as our primary residence. If you occupy this property as your primary residence or intend to occupy this property as your primary residence, DO NOT sign this form.

Borrower Signature Authorization

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not, your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. Seq. (if USDA/FmHA).

Part I – General Information

1. Borrower		2. Name and address of Lender/Broker
3. Date	4. Loan Number	

Part II – Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

The information the Lender/Broker obtains is only to be used in the processing of my application for a mortgage loan.

Borrower

Date

Borrower

Date

DECLARATION OF NON-OWNER OCCUPANCY

Borrower certifies to LENDER ("Originator") as follows:

1. I have applied to Originator for a trust deed loan in the amount of \$_____ secured by the real property located at _____ (the "Property").
2. Originator has stressed to me the importance of knowing whether I occupy or intend to occupy the Property as my principal residence.
3. I have represented to Originator and again represent to Originator that:
 - A. My true and only principal residence is located at:

 - B. The Property that will secure this loan is not my principal residence.
 - C. I have no intention of ever making the Property securing the Loan my principal residence.

The lender, broker, assignees and successors of the Originator may rely upon this certificate. I declare under penalty of perjury under the laws of the State of California that the foregoing Certificate is true and correct.

Dated: _____

Borrower Signature

Dated: _____

Borrower Signature

Borrower Letter of Experience Form

Dear Prospective Borrower,

You are currently applying for a loan for investment purposes which requires the property to be non-owner occupied. In order to facilitate a timely response to your request, please complete and sign the below form.

1. What is the purpose of your request for this loan transaction?

☐

Purchase

☐

Refinance

☐

Cash-Out Refi

2. How many investor rehab projects have you participated in? _____

3. How many investor properties have you purchased in the last 12 months?

4. What is your exit strategy for this investment?

☐

Fix and Flip

☐

Buy and Hold

If Fix and Flip, what is your typical hold time? _____ months

I realize the lender, broker and assignees rely upon this information. I declare under penalty of perjury under the laws of the state of California the foregoing is true and correct.

Borrower Name _____

Date _____

Borrower Signature _____

CONSTRUCTION RESERVE

Construction reserve funds, if any, will be withheld from the initial funding of the loan. The Borrower will be required to provide a detailed scope of work for Lender's review prior to origination of the loan. This scope of work will be included in the loan documents. Borrower understands, acknowledges, and agrees that lender will not disburse funds in excess of the construction reserve amount. If excess funds beyond those in the construction reserve are required to complete work items included in the scope of work, Borrower shall be solely responsible for supplying such additional funds. Borrower is also solely responsible for supplying funds for unexpected expenses or costs incurred that are not included in the scope of work.

Work item(s) must be completed prior to disbursement of corresponding draw amount. For avoidance of doubt, work items shall consist only of actual costs toward improvements to the property and shall not include any overhead of borrower, lender's interest, property taxes, property insurance, HOA dues and other costs which do not constitute improvements. Upon each draw request, Borrower shall be responsible for payment of any third-party costs to review the course of completion of the work items for Lender's assessment of the actual completion of work items relative to the disbursement schedule and Borrower's requested draw amount.

The minimum amount of each draw request shall be equal to the greater of \$5,000 or 10% of the total construction reserve.

Borrower understands, acknowledges, and agrees that each draw disbursed by lender shall be a percent, equal to the Lender-approved loan-to-cost ratio (construction reserve funds / Lender approved budget for the scope of work), of the total amount of funds actually spent by borrower on the work items and evidenced in the draw request, and approved by Lender in its sole and absolute discretion.

Borrower understands, acknowledges, and agrees that Borrower must have the necessary funds from Borrower's own resources to fund the difference in actual costs in excess of loan funds advanced, if any, by Lender toward the work items. This includes paying for work items in advance of Borrower's receipt of loan funds advanced, if any, by lender toward the work items.

Borrower's Signature: _____ Date: _____

Co-Borrower's Signature: _____ Date: _____

E.C.O.A. APPRAISAL REPORT DISCLOSURE

(Pursuant to E.C.O.A.)

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

EQUAL CREDIT OPPORTUNITY ACT DISCLOSURE OF RIGHT TO REQUEST SPECIFIC REASONS FOR CREDIT DENIAL

If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact:

Credit Department at (949) 244-1090

within 60 days from the date, you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is:

Federal Trade Commission
Equal Credit Opportunity
Washington, D.C., 20580

PATRIOT ACT INFORMATION DISCLOSURE

CUSTOMER IDENTIFICATION PROGRAM IMPORTANT INFORMATION ABOUT APPLICATION PROCEDURES

To help the U. S. government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies every person who opens an account.

What this means for you: When you apply for a loan, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

EQUAL CREDIT OPPORTUNITY ACT INFORMATION

FAIR LENDING NOTICE

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is:

Federal Trade Commission
Equal Credit Opportunity
Washington, DC 20580

Agreed & Accepted: _____
(SIGNATURE)

Borrower: _____ Date: _____

Social Security No.: _____

PARADYME

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Credit Card Authorization Form

Please complete all fields in order to process your credit card. You will be charged for the amount stated below for services to be rendered. You will be entitled to a refund to the extent the monies have not been used.

I, _____, authorize Paradyme Funding, Inc to charge my card below for agreed upon purchases as follows:

Credit Report: \$45 for 1 applicant

Credit Report: \$90 for 2 applicants

Credit Card (please mark one)

- Visa ____ Mastercard ____ Amex ____

Account Number: _____

3 or 4 digit code: _____ Exp Date: ____ / ____

Card Holder Name: _____

Billing Address: _____

Phone: _____

Signature: _____ Date: _____

PARADYME

FUNDING

Needs List

Prior to loan documents:

- ☐ Signed Application
- ☐ Signed credit and background authorization
- ☐ Credit Card Authorization
- ☐ Driver's license & Secondary Form of ID
- ☐ 3 months bank statements (all pages) showing funds due at closing plus 6 months reserves
- ☐ Scope of Work
- ☐ Insurance
- ☐ Flood Certificate
- ☐ LOE for Exit Strategy
- ☐ Track record with verifiable documents
 - 3 or more properties: Send last 3 closing statements
- ☐ Entity docs:
 - Certificate of EIN
 - Signed Operating Agreement
 - Articles of Incorporation
 - Certificate of good standing
- ☐ Itemized rehab budget (needed for BPO/Appraisal) (if applicable)
- ☐ Stamped Plans/permits (new construction)
- ☐ Purchase agreement signed by both parties

Prior to funding:

- ☐ Hazard insurance with builder's risk listing Paradyme as the loss payee, must be paid in full for the length of the loan

Paradyme Secured Income Fund SPE I, LLC, a Delaware limited liability company (the " SPE "), as to an undivided 125% interest, ISAOA as 1st mortgagee.

**42521 Musilek Place
Temecula, CA 92592**