

Cost to own		
Charged/Paid for at Settlement	Amount to Purchase	
	Renovation (Estimate)	
	Inspection Fees (\$150 each)	
	Title Insurance	
	Transfer Tax	
	Recording	\$ 175.00
	Mortgage & Note	\$ 380.00
	Loan and/or Venture Agreement	\$ 350.00
	Waiver of Mechanic's Lien	\$ 175.00
	Placement Fee (1-3.5% of loan)*	
	Notary, Fed Ex, Wire, Photostats	\$ 65.00
	Underwriting	\$ 90.00
	Processing	\$ 150.00
	Legal Review	\$ 250.00
Initial Appraisal	\$ 250.00	
Carrying Costs	Fire & Liability Insurance	
	Interest (4-6 Months)*	
	Lawn or Snow	
	Water & Sewer	
	Electric	
	Gas/Oil	
	Real Estate Taxes (Can you obtain a Tax Abatement?)	
	Other	
Total Cost to Own		

* see chart in Company Info & Price Data package

Sales Costs	
Transfer Tax	
Broker 3-6% (and/or Legal 1 1/2 %)	
Sellers Assist (1-3%)	
Other	
Total Sales Costs	

Projected Return If Sold	
Sales Price	
Less Total Cost to Own	
Less Total Sales Cost	
Projected Net Return	

Projected Return if Rented	
Annual Rent	
Less Annual Mortgage Payments	
Less Annual Taxes	
Less Annual Insurance	
Less Annual Repairs and Maintenance (10% of annual rents)	
Less Vacancy Reserve (10% of annual rent)	
Less Owner Paid Utilities	
Net Annual Rental Income	

Please supply us with the following property information:

Pictures of the outsides of the houses of both sides of the block.

Comparable Sales

A Signed Agreement of Sale for the property

Itemized Draw Schedule for Repairs.

Copy of all Contractor and Sub-Contractor bids.

Please note that at settlement we will require copies of all keys to the property, a waiver of mechanics liens signed by the contractor and a copy of the insurance policy, which must include coverage for: Dwelling, Liability, Vandalism/Malicious Mischief and Theft.

How much do you need? \$ _____ For how long? _____ How long will repairs take? _____

Do you want to Be Partners? _____

How much will you invest? \$ _____

Will you use our: "Buyers" Agreement of Sale? _____ or "Buyers" Contractor's Agreement? _____

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 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 gives you shall be your property. In the event settlement does not take place for any reason, not the fault of the lender, the undersigned agrees to pay the above charges of lender normally due at settlement.

Date: _____

Borrower, Signature

Date: _____

Co-Borrower's, Signature