



## InvestorX Loan Application Process

### Program Overview:

The InvestorX program is designed for borrowers who actively and historically manage and invest in real estate and are using the loan for Business Purposes. Loans are qualified based on the cash-flow of the subject property only and are considered Business Purpose loans.

### Information:

- Borrower must be an experienced property investor
- Total borrower income not disclosed, DTI not calculated
- Debt Coverage Ratio (DCSR) on property will determine interest rate (See Rate Sheet)
- All rents validated by lease agreements
- Full appraisal required, including Operating Income Statement and Comparable Rent Schedule

### Loan Submission Requirements

- ÿ HomeXpress InvestorX Loan Submission Form (Form HX12-6/12)
- ÿ FNMA 3.2 Data File
- ÿ 1003
- ÿ Broker Tri-Merge Credit Report dated within 30 days of submission
- ÿ Declaration for Non-Owner Occupancy and Business Purpose
- ÿ Borrower Signature Authorization
- ÿ Property Appraisal (if completed)
  - o Comparable Rent Schedules needed
- ÿ Title/Escrow Fee Sheet
- ÿ Purchase Contract and all attachments (if purchase loan)
- ÿ Preliminary Title Report
- ÿ Property/Rental Verification
- ÿ Lease agreements for property (if applicable)
- ÿ Copy of Driver License (All Borrowers)
- ÿ Corporation or LLC Structures
  - o Operational Documents
  - o Articles, Bylaws, Corp Resolutions



## HomeXpress Mortgage InvestorX Loan Submission Form

HomeXpress A/E Name					
Broker Name					
MLO Name					
MLO Contact #					
Borrower Name					
Property Address					
Property Type					
Property Value					
LTV		Interest Rate		Business Purpose	

### Submission Requirements

FNMA 3.2 Data File	
Declaration of Non-Owner Occupancy and Business Purposes	
Borrower Signature Authorization	
Lease Agreements for property	
Property Appraisal w comparable rent schedules (If Appraisal has been completed)	
Preliminary Title Report	
Homeowners Insurance Policy	
Copy of Driver License (all Borrowers)	
For Corp or LLC Structures <ul style="list-style-type: none"> <li>· Operational documents</li> <li>· Articles</li> <li>· Bylaws</li> <li>· Corp Resolution</li> </ul>	
Business Bank Account Information (Name / Acct #)	
Escrow/ Title fee sheet	
Real Estate Purchase Contract (if purchase)	
1003	
Brokers Tri-merge credit report date within 30 days of 1003	



## **Declaration of Non-Owner Occupancy and Business Purposes**

I the undersigned (if in connection with a loan to one or more natural persons, "Borrower" and "Co-Borrower" or, if in connection with a loan to one or more business entities, their authorized representatives "Representative(s)") certify, represent, warrant, and covenant to Lender ("Originator") as follows:

I have applied to Originator for a loan for investment purposes (the "Loan") secured by the real property located at \_\_\_\_\_ (the "Property"). I will not use the proceeds of the Loan for personal, family, or household purposes.

I will use the proceeds of the Loan to conduct the following active business in connection with the Property. (Select all that apply.)

- "Fix-and-flip" business consisting of the acquisition and/or renovation of the Property for the primary purpose of reselling the Property for profit.
- Rental business consisting of the acquisition and/or renovation of the Property for the primary purpose of renting the Property for profit.
- Other business consisting of \_\_\_\_\_.

My true and only principal residence is: \_\_\_\_\_.

I will not occupy the Property as a principal or secondary residence or use it as a vacation home. If the Property consists of multiple dwelling units, I will not occupy any of the units as a principal or secondary residence or reside in any unit. In addition, no (i) party holding a direct or indirect equity interest in the Borrower or Co-Borrower (if entities), (ii) officer, director, executive, or manager of the Borrower or Co-Borrower (if entities), or (iii) spouse or other family member of the Borrower, Co-Borrower, their Representatives or any party described in clauses (i) or (ii) will occupy the Property or any portion of the Property as a principal or secondary residence or reside in the Property or any portion of the Property.

The Loan is a business-purpose loan secured by non-owner-occupied residential property. I understand (i) the difference between a consumer loan for personal, family, or household purposes, and a commercial loan for business purposes, and (ii) the difference between a loan secured by owner-occupied property and a loan secured by property other than owner-occupied property. I understand that because the Loan proceeds will be used exclusively for business purposes and the Loan will be secured by property that will not be owner-occupied, many laws applicable to consumer-purpose loans or loans secured by owner-occupied property are not applicable to the Loan, including but not limited to the following: Truth in Lending Act (15 U.S.C. § 1601 et seq.), Real Estate Settlement Procedures Act (12 U.S.C. § 2601 et seq.), Gramm-Leach Bliley Act (15 U.S.C. §6802–6809), Secure and Fair Enforcement Mortgage Licensing Act (12 U.S.C. § 5101 et seq.), and

Homeowners Protection Act (12 U.S.C. § 4901 et seq.).

*Non- Owner Occupied Dec - Page 1 of 2*

I understand that any representation, warranty and covenant I have made in this declaration will survive the closing of the Loan.

I understand that the Originator, any Broker involved in the origination of the Loan, and their assignees and successors will rely upon this information in the origination, servicing, and enforcement of the Loan.

I declare under penalty of perjury that the foregoing is true and correct.

Borrower Name: \_\_\_\_\_

Borrower's Representative (If Borrower is an Entity): \_\_\_\_\_

Borrower/Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Borrower Name: \_\_\_\_\_

Co-Borrower's Representative (If Co-Borrower is an Entity): \_\_\_\_\_

Co-Borrower/Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Borrower Signature Authorization

Part I – General Information		
1. Borrower(s)		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