



LOAN SUBMISSION PACKAGE

BASIC CRITERIA

1. Non-owner Occupied Investor Loans on SFR, Multi-Family Residential and Mixed-Use Properties
2. Commercial Bridge Loans
3. Borrower Must Be a Corporate Entity (No Loans Made to Individuals)
4. LTV Up to 80%
5. No Minimum FICO Requirements

INITIAL DOCUMENTATION CHECKLIST

Please provide the following documents in PDF format and email to info@drifund.com.

1. Loan Application *
 - a. Corporate Borrower/Guarantor Details
 - b. Transaction Details
 - c. Strategy Details
 - d. Authorization Form
2. Notice of Right to Copy of Appraisal*
3. Fair Lending Notice*
4. Credit Card Authorization Form*
5. Borrower Acknowledgement, Representation and Warranties*
6. Contact List and Prior Mortgage Information*
7. Investor Experience & Portfolio*
8. Borrower Organizational Documents
 - a. Articles of Organization/Incorporation
 - b. Operating Agreement/Bylaws
9. Copy of Photo IDs (Passports or Driver's Licenses) for Authorized Signor and Guarantor
10. Specific Transaction Documents:
 - a. If Purchase Transaction - Fully executed, valid purchase contract
 - b. If Refinance Transaction - Payoff demand or mortgage statement
11. If Property is Currently Leased:
 - a. Executed Lease Agreements
 - b. Current Rent Roll and Income Expense Statement for Subject Property
12. Rehab Budget (if property requires significant rehab, provide itemized list of work)

*Specified Item is Included in this Submission Package

LOAN APPLICATION - Transaction Details

SUBJECT PROPERTY INFORMATION

Subject Property Address:

City: State: Zip Code:

I understand that I am applying for a non-owner occupied, business purpose investment loan? Yes No

Property Type: SFR Condo PUD 2-4 Units 5+ Units

Number of Units: Occupancy: Leased Vacant

Estate Will Be Held In: Fee Simple Leasehold Construction Method: Site-Built Manufactured

Cross-Collateralization: Yes No If YES, # of properties: (Provide all addresses on a separate spreadsheet)

LOAN REQUEST INFORMATION

Transaction Type: Purchase Rate & Term Refinance Cash-Out Refinance

Loan Amount Requested: \$ Loan Term Request: 1 Year 2 Year 4 Year

Purchase Price: \$ Estimated Property Value: \$

Requesting Rehab Financing? (Fund Controlled) Yes No

If refinance: Current debt on property: \$	Original Cost: \$
Year Acquired:	Amount of rehab completed (if any): \$

LOAN APPLICATION - Strategy Details

- What is your plan for this property? Flip Rental Bridge
- If Flip, what do you anticipate your hold time to be? months
- If Rental Property, the current or projected monthly rental income is: \$
- If Rental Property, do you plan to increase rents in the near future? Yes No | Future rents: \$
- Do you intend to rehab or upgrade the subject property? Yes No
 - If YES, what do you estimate your rehab, construction, and/or updating costs will be? \$
 - If YES, what do you estimate the ARV (after repair value) to be: \$
 - If YES, will you be adding square footage (GLA)? Yes No | If YES, how much? Sq Ft.
- If rehabbing and/or updating the property, please explain the scope of work. If costs exceed \$10,000, please provide an itemized rehab bid / outlined scope of work with your submission.

7. Has work, rehab, or demo already begun or been completed on subject property? Yes No

8. Explain your investment strategy for this property in detail:

9. What is your exit strategy and how do you intend to repay this loan? Sell Property Refinance

10. If cash-out refinance, how do you intend to use the cash-out proceeds? Please explain in detail.

LOAN APPLICATION - Authorization Form

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designation for "Race." The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Borrower	I do not wish to provide this information <input type="checkbox"/> N/A	Gaurantor	I do not wish to provide this information <input type="checkbox"/>
Ethnicity	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Mexican <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Cuban <input type="checkbox"/> Other Hispanic or Latino: <input type="checkbox"/> Not Hispanic or Latino	Ethnicity	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Mexican <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Cuban <input type="checkbox"/> Other Hispanic or Latino: <input type="checkbox"/> Not Hispanic or Latino
Race	<input type="checkbox"/> American Indian or Alaska Native Name of Enrolled Tribe: <input type="checkbox"/> Asian <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian: <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Samoan <input type="checkbox"/> Other Pacific Islander: <input type="checkbox"/> White	Race	<input type="checkbox"/> American Indian or Alaska Native Name of Enrolled Tribe: <input type="checkbox"/> Asian <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian: <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Samoan <input type="checkbox"/> Other Pacific Islander: <input type="checkbox"/> White
Sex	<input type="checkbox"/> Female <input type="checkbox"/> Male	Sex	<input type="checkbox"/> Female <input type="checkbox"/> Male

This information was collected and submitted:

By Email or Internet
 In a telephone interview
 In a face-to-face interview
 By fax or mail

DECLARATION OF NON-OWNER OCCUPANCY & BUSINESS USE OF PROCEEDS

I ("Borrower") certify and represent to lender ("Originator") as follows:

I hereby declare that I have no intention of making the property (subject property listed in my loan application) my principal residence. Additionally, I declare that I have no intention of utilizing the property as a second home and/or any surviving spouse or family member shall live in the property. I understand that this loan is a business purpose loan and not a household purpose loan. The loan proceeds are intended to be used and shall be used for business purpose only, not for personal use.

I represent that I understand the difference between consumer loan for personal purposes and a commercial loan for business purposes. I represent that this loan is not a consumer loan and therefore is not subject to any laws relating to consumer loans under any state or federal laws such as 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.).

I realize the lender, broker, assignees and successors rely upon this information. I confirm I have read and understand this document. I declare under penalty of perjury the foregoing is true and correct.

AUTHORIZATION TO CONDUCT CREDIT AND BACKGROUND CHECK

By signing this form, I/we hereby authorize lender to conduct a background and/or credit check. Additionally, the undersigned and each party to this loan, authorizes lender to disclose to any third party, employee, agent or assignee thereof information regarding background and credit experience.

I understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of title 18, United States code, 1014. I also understand that the lender intends to use the data obtained through the investigation for due diligence purposes only, and shall not disclose such information to any other party

Borrowing Entity

Authorized Signer Name (print)

X _____
Signature of Authorized Signer

Date

Guarantor Name (print)

X _____
Signature of Guarantor

Date

NOTICE OF RIGHT TO COPY OF APPRAISAL

This notice is being provided to you pursuant to 12 CFR § 1002.14(a).

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

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

You are entitled to receive copies of appraisal reports and other written valuations obtained in connection with your application for credit at least 3 business days prior to the time you become contractually obligated on the transaction (for closed-end credit) or account opening (for open-end credit), whichever is earlier. You have the right to waive the 3 business-day waiting period.

ACKNOWLEDGEMENT

By signing below, I acknowledge the following:

- 1. I understand that I have the right to receive a copy of the appraisal reports and other written valuations obtained in connection with my loan application 3 or more business days prior to my loan closing;
- 2. I am exercising my right to waive the 3 business day review period prior to closing; and
- 3. I understand that, regardless of whether I sign this waiver, I will receive a copy of the appraisal reports at or before closing.

Borrowing Entity

Authorized Signer Name (print)

Guarantor Name (print)

X _____

X _____

Signature of Authorized Signer Date

Signature of Guarantor Date

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

Borrowing Entity

Authorized Signer Name (print)

x _____

Signature of Authorized Signer Date

Guarantor Name (print)

x _____

Signature of Guarantor Date

As Account Executive for Lender I have read and reviewed the above information and affirm it to be correct to the best of my knowledge.

Agreed & Accepted:

(SIGNATURE)

Account Executive:

Date:

CREDIT CARD INFORMATION

Account #:

Exp. Date:

CVV:

Credit Card Type:

Visa

Mastercard

AMEX

Discover

Cardholder Name (as it appears on your credit card):

Billing Address:

City:

State:

Zip Code / Postal Code:

Signature:

Date:

DISCLAIMER

I authorize the above named business to charge the credit card indicated in this authorization form to conduct such background and/or credit check. I certify that I am an authorized user of this credit card.

This is not a commitment to lend. Restrictions may apply. LTV limits are based on current, accurate appraised value. Lender reserves the rights to amend rates and guidelines. All loans are made in compliance with federal, state and local laws.

DRI Mortgage Lending www.drifund.com/loans

BORROWER ACKNOWLEDGMENT, REPRESENTATION & WARRANTIES

The information contained in this statement is provided for the purpose of obtaining or maintaining credit with DRI Mortgage Lending (a.k.a. "Lender"), on behalf of the undersigned, or persons, firms or corporations on whose behalf the undersigned may either severally or jointly with others execute a guaranty in Lender's favor. Each undersigned understands that Lender is 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 Lender may consider this statement as continuing to be true and correct until a written notice of a change is given to Lender by the undersigned.

Lender is authorized to make all inquiries it deems 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. Lender is 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/ our signature(s) 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/we 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 be 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/we are obligated to amend and/or supplement the information provided in this application if any of the material facts that I/we have represented herein should change prior to closing of the Loan; (8) in the event that my/our 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 our 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 maybe 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.

Acknowledgment: 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 or any family member occupy this property as his/her primary residence or intends to occupy this property as his/her primary residence, DO NOT sign this form.

Agreed & Accepted:

(SIGNATURE)

Borrowing Entity:

EIN:

Date:

Guarantor:

Date:

Social Security No:

CONTACT LIST AND PRIOR MORTGAGE INFORMATION

INTERIOR ACCESS CONTACT INFORMATION FOR SUBJECT PROPERTY

Name (or lockbox #):

Relationship:

Phone Number:

Email:

Home Owners Insurance Contact Information

Please provide the contact information below for the Borrower's Insurance Agent so that Lender can request evidence of hazard insurance on the subject property. If this is a purchase transaction and the Insurance Company has yet to be identified please contact your Lender with the contact information as soon as an Agent has been identified.

Insurance Company Name:

Insurance Agent Name:

Insurance Agent Phone Number:

Insurance Agent Email:

Policy Number:

Title and Escrow Contact Information

If Title and Escrow has been ordered please provide contact information below.

Title Contact:

Title Company Name:

Title Order Number:

Title Officer Name:

Title Officer Email:

Title Officer Phone Number:

Escrow Contact:

Escrow Company Name:

Escrow Order Number:

Escrow Officer Name:

Escrow Officer Email:

Escrow Officer Phone Number:

Prior Mortgage Information

Provide contact information for liens that are on title so that lender can order necessary Verifications of Mortgage(if applicable) and/or Pay offs for those liens that are on title .

Lender Contact:

Creditor #1 Name:

Contact representative name if applicable:

Phone Number:

Email:

Creditor #2 Name:

Contact representative name if applicable:

Phone Number:

Email:

INVESTOR EXPERIENCE & PORTFOLIO

Borrower / Authorized Signer Name (print)

Co-Borrower / Authorized Signer Name (print)

Please complete the tables below - OR - provide a separate Schedule of REO & list of Recently Sold Properties in a similar format

CURRENT SCHEDULE OF REAL ESTATE OWNED

Address	City	State	Zip	Entity/Name on Title	% of Ownership	Acquisition Date	Investment Type	Property Type	Present Market Value	Mortgages & Liens	Net Rental Income

RECENTLY SOLD PROPERTIES

Address	City	State	Zip	Entity/Name on Title	% of Ownership	Acquisition Date	Disposition Type	Purchase Price	Rehab Cost	Disposition Price