

## Nationwide Capital Advisors Pre-Approval Package

Please send your application and inquiries to the loan originator who provided you with this Pre-Approval application package.

Nationwide Capital Advisors is a Commercial Real Estate Lending and Advisory firm headquartered in New York with satellites nationwide, the team has executed projects of every size and type - from a single property to large portfolios, existing and proposed facilities, and mixed-use developments valued in the hundreds of millions of dollars. We offer the strategic consulting, analysis and resources clients need to assign value to an initiative and make smart decisions that enhance financial outcomes and corporate performance, for purposes of acquisition, disposition, potential use, retention, redevelopment and financing

### Pre-Approval Checklist

**Copy of Photo ID**

**Personal Finance Sheet (Provided)** see page 3

- When reviewing the personal finance sheet, we will not ask for any verification of income, no tax returns, no bank statements.

**Experience Sheet (Provided)** see page 4

- When completing the real estate experience, we specifically need the property address and renovation cost. The remainder of the information can be obtained by the processors through public records; however, it is preferred that you try to get all the information in the spreadsheet for purposes of improving the borrower's experience

● Methods we use to verify experience:

*We look to the property records for the signatory on the deed. If the borrower was not the signatory on the property and it was purchased by an entity, then we will need corporate documents (shareholders, partnership, JV, or operating agreements) to that entity to connect the borrower to that deal. So in the event that the borrower is not a signatory on the deed, advise them to begin preparing the corporate documents to make that connection. If the borrower was not a signatory on the deed and the property it was not purchased by an entity (example: purchased on someone else's personal name), then we cannot use that as experience. Also, personal residences do NOT count as experience.*

**Credit Authorization Form (Provided)** see page 5

- Send the filled out and signed form (full name, DOB, social number) to the loan originator so we can verify the borrowers credit.

**Section 1A: Borrowing Entity (if formed)**

Entity Name:

Entity Type:     Limited Liability Corporation         Corporation         Limited Partnership

Entity EIN #:

State Formed:

**Section 1B: Personal Information**

Borrower Information	Guarantor Information
First Name:	First Name:
Middle Name:	Middle Name:
Last Name:	Last Name:
Suffix:	Suffix:
Date of Birth:	Date of Birth:
Citizenship Status:	Citizenship Status:
Social Security #:	Social Security #:
Credit Score:	Credit Score:
Address:	Address:
City, State, Zipcode:	City, State, Zipcode:
Primary Contact #:	Primary Contact #:
Secondary Contact #:	Secondary Contact #:

### TITLE PREFERENCE AND DECLARATIONS

The Lender requires title insurance on all loans. As part of our lending services, we will manage the title process if you choose. You can choose to order title insurance with your broker or you can let us take care of this process for you through one of our approved agents. Please use the following link to submit your Title Preference Form:

### ADDITIONAL INFORMATION FOR ALL REFINANCES

**NAME OF PERSON(S) OR ENTITY HOLDING TITLE NOW (REQUIRED):** \_\_\_\_\_

PERSONAL DECLARATIONS		
If you answer "Yes" to any questions A through H, please provide a separate explanation.	Borrower	Co-Borrower
A. Are there any outstanding judgments against you?		
B. Have you declared bankruptcy within the last 4 years?		
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?		
D. Are you party to a lawsuit?		
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment in the last 4 years?		
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan guarantee?		
G. Are you presently in forbearance on any Federal debt or any other loan, mortgage, financial obligation, bond or loan guarantee?		
H. Are you presently in a loan modification plan or have you been in a loan modification plan in the previous 24 months?		
I. Are you obligated to pay alimony, child support or separate maintenance?		
J. If applicable, do you intend to occupy the property as your primary housing residence?		
K. Have you been convicted of a felony within the past 10 years?		
L. Are you a U.S. citizen?		
M. Are you a permanent resident alien?		
If you answered no to questions L and M, please provide visa status:		
BUSINESS DECLARATIONS		
<b>Please select N/A if you are closing as an individual and your business is not going to occupy the subject property.</b>		
Neither my business, nor any principal of my business has declared bankruptcy in the last 4 years.		
Neither my business, nor any principle of my business is a party to any lawsuit.		
My business has never defaulted on any Federal debt including SBA loans.		
No principle of my business has had a property foreclosed within the past 4 years.		
The business has neither been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business.		
Please explain any declaration with "false" response or provide documentation:		

Personal Finance Sheet	
<b>Borrower Finances</b>	<b>Partner/Guarantor Finances</b>
Name:	Name:
Address:	Address:
Current Assets	
Cash on Hand:	Cash on Hand:
Banking (Checking & Savings):	Banking (Checking & Savings):
Available Credit:	Available Credit:
Retirement Funds:	Retirement Funds:
Total:	Total:
Fixed Assets	
Vehicles:	Vehicles:
Real Estate Owned:	Real Estate Owned:
Personal Assets:	Personal Assets:
Total:	Total:
Liabilities & Equity	
Personal Loans:	Personal Loans:
Real Estate Liens(Combined):	Real Estate Liens(Combined):
Automobile Liens(Combined):	Automobile Liens(Combined):
Credit Card Debt:	Credit Card Debt:
Total:	Total:
Income	
Salary:	Salary:
Bonuses & Commissions:	Bonuses & Commissions:
Real Estate Income:	Real Estate Income:
Print, Sign And Date	
Signature:	Signature:
Date:	Date:



**AUTHORIZATION FOR RELEASE OF PERSONAL BACKGROUND INFORMATION**

I, the undersigned \_\_\_\_\_ authorize Nationwide Capital Advisors and/or any and all financial institutions, credit bureaus, credit processing companies or other credit assembling entities to charge my credit card below for the amount \$\_\_\_\_\_ to provide documentation of my current credit status, Flood Certs and/or a credit report, needed in connection with an application to:

Property Address: \_\_\_\_\_

Print Name: \_\_\_\_\_

Social Security# : \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP (required): \_\_\_\_\_

Account Type:  Visa  MasterCard  Discover

Cardholder Name: \_\_\_\_\_

Card Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ CVV: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_