



NEXTSTAR FUNDING

Consumer financing for unique real estate

LOAN APPLICATION PACKAGE

Dear Loan Applicant:

Thank you for allowing **NextStar Funding** to assist with your mortgage loan application. Our primary goal is to **simplify** and **expedite** a rather complex process. This goal can best be achieved with your initial assistance in carefully completing the loan application.

* **LOAN APPLICATION** *

This form comprises the basis of your loan request. Although treated as a worksheet, this is the most important document for your loan. Great care should be taken that each section is completed thoroughly, as failure to do so may delay your loan.

* **SUPPORT DOCUMENTATION CHECKLIST/CREDIT CARD AUTHORIZATION FORM** *

We need your authorization to order an appraisal for your property. We will not proceed with the order without this authorization, as the appraisal is a third-party fee that we are responsible for collecting. However, typically we will not run your credit card (you will pay the appraisal at closing), unless we have ordered the appraisal and you decide not to close the loan with us. Failure to fill out this form may delay your closing. Please let us know if you have questions about this aspect of the process. You will receive a copy of the appraisal upon completion of the transaction.

* **SCHEDULE OF ADDITIONAL REAL ESTATE OWNED** *

If the space provided on the application is insufficient, please use these forms for additional real estate owned. Please also feel free to add additional sheets for other information (financial statement, additional assets, etc).

* **BORROWER'S CERTIFICATION AND AUTHORIZATION** *

We require your authorization in order to request your credit report and share required financial information with the lender and other necessary parties.

ATTENTION ALL BORROWERS:

It is our recommendation that you send the support documentation via overnight mail to our physical address (see below) given the sensitive nature of the information.

Once again, thank you for choosing **NextStar Funding**. We realize that no two properties or financial structures are the same so please don't hesitate to call if you have any questions.

Sincerely,

Peter Smith, Dustin Carfield and The NextStar Funding Staff

SUPPORT DOCUMENTATION CHECKLIST

INCOME

SELF-EMPLOYED or COMMISSIONED

- _____ two most recently filed Personal Income Tax Returns (Federal only) **complete with all schedules, W-2s, attachments and K-1s**;
- _____ most recent pay stub for each employer; and
- _____ if you own **25% or more** of the company, two most recently filed Corporate (S or C) or Partnership Tax Returns (Federal only) complete with all schedules and attachments.

SALARIED EMPLOYEES

- _____ two most recently filed W-2 statements for each employer; and
- _____ most recent pay stub for each employer.

LIQUID ASSETS

- _____ stocks, bonds, IRAs, 401(K), etc. -- please provide most recent monthly statement (**all pages**); and
- _____ checking, savings, CDs, etc. -- please provide most recent monthly statement (**all pages**).
 ** NOTE: Internet statements are not acceptable unless identifying information (i.e. borrower's name and/or Social Security number) is on the statement.

LIABILITIES

- _____ complete copy of Divorce Decree/Proof of Child Support, if applicable; and
- _____ complete address for all real estate with mortgages. If you have rental property, please provide copies of lease agreements unless complete personal tax returns and Schedule Es reflecting these properties are furnished.

CORPORATE DOCS (if you will be holding Title as such):

- _____ Trust Agreement/Authority, Articles of Organization/Incorporation where applicable.
- _____ corporate resolution signed by all members stating who will sign on behalf of the Company.; and
- _____ Federal Tax ID number for W9 reporting purposes if applicable

PLEASE PROVIDE THE BEST MEANS OF CONTACTING YOU FOR EXPRESS MAIL:

Physical Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

CREDIT CARD AUTHORIZATION

I, _____ (print name), hereby authorize NextStar Funding to charge my VISA or MasterCard (circle one only) **for purposes of ordering an appraisal** as follows:

Amount: \$350 Account #: _____

Name as it Appears on card _____ Expiration Date _____

Signature _____ Date _____

NEXTSTAR FUNDING LOAN APPLICATION

Purchase Price:	Loan Amount:	Interest Rate:	No. Months:	ARM Type: <input type="checkbox"/> 1/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 5/1 <input type="checkbox"/> 7/1 <input type="checkbox"/> 10/1 <input type="checkbox"/> interest only
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Property Information

Subject Property and Unit Number: _____
 Title will be held in what Names: _____
 Please note that if you wish to hold title in an LLC or Trust we will ask for documentation (i.e. corporate resolution/Articles of Organization/TRUST/FEIN)

Borrower Information

Borrower				Co-Borrower			
Borrower's Name:				Co-Borrower's Name:			
SSN:	Home Phone:	DOB:	Yrs. School:	SSN:	Home Phone:	DOB:	Yrs. School:
<input type="checkbox"/> Married <input type="checkbox"/> Separated	<input type="checkbox"/> Unmarried single, widowed, divorced	Dependants No.	(not listed by Co-borrower) Ages:	<input type="checkbox"/> Married <input type="checkbox"/> Separated	<input type="checkbox"/> Unmarried single, widowed, divorced	Dependants No.	(not listed by Borrower) Ages:
Present Address:	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	<input type="checkbox"/> No. Yrs	Present Address:	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	<input type="checkbox"/> No. Yrs
Mailing Address (if different):				Mailing Address (if different):			

Employment Information

Name & Address of Employer:	Yrs. on this job:	Name & Address of Employer:	Yrs. on this job:
	Yrs. employed in this line of work:		Yrs. employed in this line of work:
<input type="checkbox"/> Self Employed		<input type="checkbox"/> Self Employed	
Position/Type of Business:	Business Phone:	Position/Type of Business:	Business Phone:
If employed in current position for less than two years or if currently employed in more than one position, complete the following:			
Name & Address of Employer:	Dates (from-to)	Name & Address of Employer:	Dates (from-to)
	Monthly Income \$		Monthly Income \$
<input type="checkbox"/> Self Employed		<input type="checkbox"/> Self Employed	
Position/Type of Business:	Business Phone:	Position/Type of Business:	Business Phone:

MONTHLY Income and Combined Housing Expense Information

Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present
Base Empl. Income *	\$	\$	\$	Rent	\$
Overtime				First Mortgage (P&I)	
Bonuses				Other Financing (P&I)	
Commissions				Hazard Insurance	
Dividends/Interest				Real Estate Taxes	
Net Rental Income				Mortgage Insurance	
Other (before completing, see the notice below)				Homeowners Assn Dues	
				Other:	
Total	\$	\$	\$	Total	\$

Describe Other Income Notice: Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) Or Co-Borrower (C) does not choose to have it considered for repaying this loan.

Monthly Amount

B/C		\$
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Assets and Liabilities

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a spouse, this Statement and supporting schedules must be completed about that spouse also.

Completed: Jointly Not Jointly

Assets	Cash or Market Value	Liabilities	Payment/Month & Months Remaining	Unpaid Balance
List Checking/Savings, Stock, Retirement, etc. accounts below:				
Financial Institution:		Name of Creditor	\$Payment/Months	
Current Balance \$				
Financial Institution:		Name of Creditor	\$Payment/Months	
Current Balance \$				
Financial Institution:		Name of Creditor	\$Payment/Months	
Current Balance \$				
Financial Institution:		Name of Creditor	\$Payment/Months	
Current Balance \$				
Financial Institution:		Name of Creditor	\$Payment/Months	
Current Balance \$				
Financial Institution:		<i>Alimony/Child Support</i> Payments Owed to:	\$Payment/Months	
Current Balance \$				
Net Worth of Business	\$			

Schedule of Real Estate Owned

If additional properties are owned, use continuation sheet.

Property address:	Type of Property *	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Taxes, HOA, etc.	Net Rental Income
		\$	\$	\$	\$	\$	\$

*Enter P for Primary, S for Second Home, I for Investment, or PS for Pending Sale

By signing this form, I authorize NextStar Funding or its agents to review my credit history by obtaining a credit bureau report. I authorize my employer, my bank and other references to release and/or verify information to NextStar Funding or its agents. I also certify that the information provided in this application is true and correct.

Borrower's Signature	Date:	Co-Borrower's Signature	Date:
X		X	

Thank you for choosing NextStar Funding to assist you with your financing needs. We realize that no two properties or financial structures are the same so please do not hesitate to contact Peter Smith or Dustin Carfield should you have any questions (866.312.7827).



ADDENDUM TO MINI-APPLICATION

Please answer the following and give explanations if you answer "yes" to any questions a-i:

Borrower Co-borrower
Y N Y N

a. Are there any outstanding judgments against you?				
b. Have you been declared bankrupt within the past 7 years?				
c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?				
d. Are you party to a lawsuit?				
e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer or title in lieu of foreclosure, or judgment? (this would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured home loans, any mortgage, financial obligation, bond, or loan guarantee. If "yes" provide details, including date, name and address of Lender, FHA or VA case number, if any, and reasons for the action.				
f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? If "yes" give details as described in the preceding question.				
g. Are you obligated to pay alimony, child support, or separate maintenance? If "yes" be sure to fill in details on page 2 of application.				
h. Is any of the down payment borrowed?				
i. Are you a co-maker or endorser on a note? If "yes" please give brief explanation.				
j. Are you a US Citizen?				
k. Are you a permanent resident alien?				
l. Do you intend to occupy the property as your primary residence?				
m. Have you had an ownership interest in a property in the last three years? if "yes" complete question below				
What type of property did you own: principal residence (PR), second home (SH), investment property (IP)?				
How did you hold Title to the home: Solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?				

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

BORROWER: ___ I do not wish to furnish this information	CO-BORROWER: ___ I do not wish to furnish this information
Ethnicity: ___ Hispanic or Latino ___ Not Hispanic or Latino	Ethnicity: ___ Hispanic or Latino ___ Not Hispanic or Latino
Race: ___ American Indian or Alaska Native ___ Asian ___ Black or African American ___ White ___ Native Hawaiian or Other Pacific Islander	Race: ___ American Indian or Alaska Native ___ Asian ___ Black or African American ___ White ___ Native Hawaiian or Other Pacific Islander
Sex: ___ Female ___ Male	Sex: ___ Female ___ Male

BORROWER _____ Date _____ CO-BORROWER _____ Date _____

Schedule of Real Estate Owned (REO) Addendum

(Please use the following for properties that would not fit on the loan application)

General Property Information							
	Property Address	Name of Lender (if applicable)	Property Status* (S, PS, R)	Type of Property** (P, S, I)	Loan Number	Current Market Value	Mortgage Balance
I							
II							
III							
IV							
V							
VI							
	* S = Sold PS = Pending Sale R = Rental Held for Income		**P = Primary S = Secondary I = Investment		Totals		

Borrower Signature _____

Date _____

Co-Borrower Signature _____

Date _____

(continued next page)

Schedule of Real Estate Owned (REO) Addendum (continued)
Please match properties to previous page

Rental Property Cash Flow Analysis				
Property Number	Monthly Mortgage Payment (1)	Monthly Taxes, HOA Dues, Insurance, etc. (2)	Monthly Rental Income (3)	Net Rental Income (3) - (1 + 2)
I				
II				
III				
IV				
V				
VI				
TOTALS				

Borrower Signature _____

Date _____

Co-Borrower Signature _____

Date _____



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Borrower's Certification & Authorization

CERTIFICATION

1. I/We have applied for a mortgage loan from NextStar Funding. In applying for the loan, I/we completed a loan application containing information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/we omit any pertinent information.
2. I/We understand and agree that NextStar Funding reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We intend, upon taking title to the prospective property, to occupy as (circle one): Primary Residence – occupied by applicant(s) within 30 days of closing; Secondary Residence – to be occupied by applicant(s) at least 15 days yearly, as second home (vacation, etc.), while maintaining principal residence elsewhere; Investment Property (not owner occupied) – purchased as an investment to be held or rented.
4. I/We fully 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, Section 1014.
5. I/We understand that our mortgage application may be selected by NextStar Funding and/or its assigns or agent for a quality control review as required by the lender's regulatory agency (i.e. the Office of Thrift Supervision), the investor, and the insurer (i.e. FHA, VA, or Mortgage Insurance Company). The quality control review will involve reverification of any or all of the information provided by me/us on the application as well as the property valuation.
6. I/We agree to cooperate with NextStar Funding and/or its agent or assigns to the extent necessary to accomplish this review. It is understood that the information may be verified with third parties such as employers, depository institutions and/or credit reporting agency.

AUTHORIZATION TO RELEASE INFORMATION

1. I/We have applied for a mortgage loan from NextStar Funding as part of the application process. NextStar Funding and the mortgage guaranty insurer (if any) may verify information contained in my/our loan application and in other documents required in connection with the loan either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to NextStar Funding, to any investor to whom NextStar Funding may sell my/our mortgage, and to the mortgage guaranty insurer (if any), any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns. I/We further authorize NextStar Funding to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references.
3. NextStar Funding or any investor that purchases the mortgage, or the mortgage guaranty insurer (if any), may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

(Applicant Signature)

(Social Security Number)

Date

(Co-Applicant Signature)

(Social Security Number)

Date