# **SBA Real Estate Loans**

Loan Application Checklist



#### **Business Information**

*	<u>Federal</u> tax returns on your main business. Provide the last three filed, including all schedules and forms. If your latest return is on extension, provide a copy of the extension request.
*	If you don't have a tax return filed for the last completed fiscal year, provide an internally prepared financial statement for that full year.
*	Year-to-Date financial statement on your business, including Profit & Loss and Balance Sheet through the end of a recent month. Provide your latest prepared statement. Before submitting the loan we will need a statement not more than 60 days old.
	Agings of accounts payable and accounts receivable. These reports should ideally report the totals on the same month-end date as your interim financial statement. If you cannot run the report for that date, provide one more recent.
*	A schedule listing your business debts. Include fixed debt, lines of credit, shareholder notes and <u>capital</u> leases of the business. The debt balances on this form must match the liabilities on your interim financial statement. Either use the form in this package or provide your own with exactly the same information.
	Bank statements from the last two months.
	Copy of your current facility lease.
*	Financial information on any "affiliates." If any 20% owner of your company has at least a 20% ownership interest in another company, that company is an affiliate. (See the full discussion of affiliates on our web site under SBA loans) Provide the last three federal tax returns, an interim financial statement and a matching schedule of business debt for each affiliate.
*	"Owners and Officers Form" for each corporation, LLC, and partnership in which you own a part.
	City Business License(s).
	ny Formation Documents – please provide the following documents that apply to the company that upy the real estate as well as for the entity that will hold title to the real estate:
	Corporations: Articles of incorporation, by-Laws, copies of issued stock certificates.
	LLCs: Articles of Organization (state form LLC-1), Operating Agreement
	Partnerships: Partnership Agreement, Statement of Partnership (state form GP-1) or Certificate of Limited Partnership (state form LP-1).
	Trusts: Copy of a Certificate of Trust or trust synopsis.
	Fictitious Business Name Statement (if you have any DBAs).
	<b>less Owner Information –</b> please provide the following information for anyone with at least a wnership of the business.
*	<u>Federal</u> tax returns - last <u>three</u> filed. If your latest return is on extension, provide a copy of the extension request. <b>Please include all schedules and K-1's.</b>
*	If you don't have a tax return filed for the last completed calendar year, provide a copy of all W-2 and K-1 forms for that year.
*	Personal Financial Statement. Spouses must also sign this form, even if they are not owners.
*	DH Financing Authorization to Investigate Credit form signed by each owner and each spouse.
*	Management Resume form completed by each owner. See attached.  Bank statements from the last two months.

### **SBA Real Estate Loans**

Loan Application Checklist



Transaction Information
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Copy of fully executed real estate purchase agreement.

If loan will finance construction, we need information in four stages:

- a. Before submitting for loan approval, a rough estimate on what the highest cost might be.
- b. Within 2 weeks, a line item estimate from a contractor, estimating what the highest cost might be. We also need a space plan at that time.
- c. About a month before close of escrow, a final signed contract with your builder.
- d. Before close of escrow, construction permits will probably be required.

#### Return all items to

**DH FINANCING** 

8646 Hollywood Blvd. Los Angeles, CA 90069

Diana Hallal

949.300.5555 diana@dhfinancing.com

www.dhfinancing.com

<sup>\*</sup> Indicates items required before you can be prequalified.

# **BUSINESS DEBT SCHEDULE**

COMPANY NAME:	Month End:						
List below all business debts: t match your most current balance							
CREDITOR	Original Date	Original Amount	Present Balance	Interest Rate	Monthly Payment	Maturity Date	Collateral/Security
Total Balance							
I declare under penalty of perjury that	these statements	are true and	correct.				HFINANCING SULTS FROM EXPERIENCE
Ву:			Date:				

# Owners and Officers

Please complete this form for each business you own and for the entity that will own the subject property.

Name of Entity:		
OFFICERS (If a corporation)		
President		
Vice President		
Secretary		
Treasurer		
2. MANAGING MEMBERS (If a LLC) or	DIRECTORS (If a corporation)	
Name		
2 OVANIEDO (All austituturas)		
3. OWNERS (All entity types)  Name	% Owners	ship
TOTAL		
Signature	 Date	



## PERSONAL FINANCIAL STATEMENT

OMB APPROVAL NO. 3245-0188 EXPIRATION DATE: 09/30/2014

#### U.S. SMALL BUSINESS ADMINISTRATION

A £		
As of		

Complete this form for: (I) each proprietor; (2) general partner; (3) managing member of a limited liability company (LLC); (4) each owner of 20% or more of the equity of the Applicant (including the assets of the owner's spouse and any minor children); and (5) any person providing a guaranty on the loan. Return completed form to: 7(a) loans - to the lender processing the SBA application; 504 loans - to the Certified Development Company processing the SBA application; Disaster loans - to the Disaster Processing and Disbursement Center at 14925 Kingsport Road, Fort Worth, TX 76155-2243; and 8(a)/BD applicants who are individuals claiming social and economic disadvantaged status and their spouses - electronically at <a href="http://www.sba.gov">http://www.sba.gov</a> or send hard copy with paper application to either of the two following offices:

8(a) BD only	Mail to the following address, if your firm is located in one of the states below:	Mail to the following address, if your firm is located in one of the states below:
	US Small Business Administration DPCE Central Office Duty Station Parkview Towers 1150 First Avenue 10th Floor, Suite 100I King of Prussia, PA 19406	Small Business Administration Division of Program Certification and Eligibility 455 Market Street, 6th Floor San Francisco, CA 94105
	MA, ME, NH, CT, VT, RI, NY, PR (Puerto Rico), VI (US Virgin Islands), NJ, PA, MD, VA, WV, DC, DE, GA, AL,NC, SC, MS, FL, KY, TN	IL, OH, MI, IN, MN, WI, TX, NM, AR, LA, OK, MO, IA

 Name
 Business Phone

 Residence Address
 Residence Phone

City, State, & Zip Code

Business Name of Applicant/Borrower

ASSETS	(Omit Cents)	LIABILITIES	(Omit Cents)
Cash on hand & in Banks	_ \$	- Accounts Payable	_ \$
Savings Accounts	\$	Notes Payable to Banks and Others	
IRA or Other Retirement Account		(Describe in Section 2)	-
(Describe in Section 5)		Installment Account (Auto)	\$
Accounts & Notes Receivable	\$	Mo. Payments \$	· · ·
(Describe in Section 5)		Installment Account (Other)	\$
Life Insurance-Cash Surrender Value Only	\$		Ψ
(Complete Section 8)	¢	Mo. Payments \$ Loan on Life Insurance	_ \$
Stocks and Bonds	Ψ	Mortgages on Real Estate	
,	\$	(Describe in Section 4)	· ·
Real Estate(Describe in Section 4)	Ψ	Unpaid Taxes	\$
Automobiles - Total Present Value	\$	(Describe in Section 6)	
(Describe in Section 5, and include	Φ	.   '	\$
Year/Make/Model)		Other Liabilities	_
Other Personal Property	\$	(Describe in Section 7)	\$
(Describe in Section 5)	Φ.	Total Liabilities	Φ.
Other Assets (Describe in Section 5)	\$	Net Worth	
(Describe in Section 5)  Total	\$	Total	\$
Section 1. Source of Income		Contingent Liabilities	
Salary	\$	As Endorser or Co-Maker	<u>    \$</u>
Net Investment Income		Legal Claims & Judgments	\$
Real Estate Income		Provision for Federal Income Tax	\$
Other Income (Describe below)*		Other Special Debt	
Description of Other Income in Section 1.			

\*Alimony or child support payments need not be disclosed in "Other Income" unless it is desired to have such payments counted toward total income.

ection 2. Notes Pay	yable to Banks ar	ia Otners. (Use	attacnments	if necessary.	Each attach	nent must be ideni	tified as a part of this	statement and sign
Name and Address of Noteholder(s)		older(s)	Original Balance	Current Balance	Payment Amount	Frequency (monthly,etc.)	How Secur Type o	ed or Endorsed f Collateral
ction 3. Stocks a	nd Bonds. (Use a	ttachments if ne	ecessary. E	ach attachme	ent must be	identified as a pa	rt of this statement	and signed).
umber of Shares	Name	of Securities		Cost		arket Value tion/Exchange Qu	Date of uotation/Exchange	Total Value
ection 4. Real Esta	ite Owned	(List each parce	l separately.	Use attachme	ent if necess	ary. Each attachme	ent must be identified	as a part of this
Jan A Noai Esta	• miloui	statement and s				operty B		operty C
pe of Real Estate (		FI	Toperty A		FI	орену в	FI	operty C
esidence, Other Resoperty, Land, etc.)	sidence, Rental							
dress								
ate Purchased								
riginal Cost								
esent Market Value	<b>)</b>							
ame &								
ddress of Mortgage	Holder							
ortanan Annount Nu	ımbar							
ortgage Account Nu	unbei							
ortgage Balance								
mount of Payment p ear	per Month/							
atus of Mortgage								
ection 5. Other Per	rsonal Property a	nd Other Assets		e, and if any is pent and if deling			address of lien holder,	amount of lien, terms
			<u> </u>	and it doming	dent, describe	delinqueriey)		
ection 6. Unpa	aid Taxes. (De	escribe in detail,	as to type, to	whom payab	le, when due	e, amount, and to w	vhat property, if any, a	a tax lien attaches.)
ection 7. Othe	r Liabilities. (De	escribe in detail.)						

Section 8. Life	e Insurance Held. (C	Sive face amount and cash sur	render value of policies - nam	ne of insurance company and benefici	aries)
		s necessary to verify the accur ch person submitting the inform		and to determine my creditworthiness. )	
with this form is tru will rely on this info	ie and complete to the be	est of my knowledge. I unders ecisions regarding an application	tand that SBA or its participat	any additional supporting information ing Lenders, or Certified Developmen SBA Participating Lender, or for partic	t Companies
Signature			Date		
Print Name			Social Security No.		
Signatura			Date		
Signature			Date		
Print Name			Social Security No.		
NOTICE TO LOAN	NAPPLICANTS: CRIMIN	NAL PENALTIES AND ADMIN	IISTRATIVE REMEDIES FOR	R FALSE STATEMENTS:	
denial of your loan \$250,000; under 1	. A false statement is pur 5 U.S.C. § 645 by imprise	nishable under 18 U.S.C. §§ 10 onment of not more than two y	001 and 3571 by imprisonmer ears and/or a fine of not more	al prosecution, significant civil penaltient of not more than five years and/or at than \$5,000; and, if submitted to a Fethan 30 years and/or a fine of not m	fine of up to ederally
NOTICE TO APPL FALSE STATEME		ANTS IN THE 8(a) BD PROGE	RAM: CRIMINAL PENALTIES	S AND ADMINISTRATIVE REMEDIE	S FOR
to influence the 8(a of up to 5 years, or Title 15 U.S.C. § 6	a) certification or other re both, as stated in Title 1	view process in any way (e.g., l8 U.S.C. § 1001; (2) subject to d administrative remedies, incl	annual review, eligibility revie fines of up to \$500,000 or in	cern, or makes any other false statem ew), shall be: (1) Subject to fines and in prisonment of up to 10 years, or both ment; and (4) Ineligible for participatio	imprisonment , as stated in
PLEASE NOTE:	The estimated average bu	rden hours for the completion of the	nis form is 1.5 hours per response	. If you have questions or comments	
	concerning this estimate o Administration, Washingto	r any other aspect of this informati	on, please contact Chief, Adminis cer, Paper Reduction Project (32-	strative Branch <sup>'</sup> , U.S. Small Business 45-0188), Office of Management and Budg	jet,

#### PLEASE READ, DETACH, AND RETAIN FOR YOUR RECORDS

STATEMENTS REQUIRED BY LAW AND EXECUTIVE ORDER

SBA is required to withhold or limit financial assistance, to impose special conditions on approved loans, to provide special notices to applicants or borrowers and to require special reports and data from borrowers in order to comply with legislation passed by the Congress and Executive Orders issued by the President and by the provisions of various inter-agency agreements. SBA has issued regulations and procedures that implement these laws and executive orders. These are contained in Parts 112, 113, and 117 of Title 13 of the Code of Federal Regulations and in Standard Operating Procedures.

#### Privacy Act (5 U.S.C. 552a)

Any person can request to see or get copies of any personal information that SBA has in his or her file when that file is retrieved by individual identifiers such as name or social security numbers. Requests for information about another party may be denied unless SBA has the written permission of the individual to release the information to the requestor or unless the information is subject to disclosure under the Freedom of Information Act.

Under the provisions of the Privacy Act, you are not required to provide your social security number. Failure to provide your social security number may not affect any right, benefit or privilege to which you are entitled. Disclosures of name and other personal identifiers are, however, required for a benefit, as SBA requires an individual seeking assistance from SBA to provide it with sufficient information for it to make a character determination. In determining whether an individual is of good character, SBA considers the person's integrity, candor, and disposition toward criminal actions. Additionally, SBA is specifically authorized to verify your criminal history, or lack thereof, pursuant to section 7(a)(1)(B), 15 USC Section 636(a)(1)(B) of the Small Business Act (the Act). Further, for all forms of assistance, SBA is authorized to make all investigations necessary to ensure that a person has not engaged in acts that violate or will violate the Act or the Small Business Investment Act, 15 USC Sections 634(b)(11) and 687(b)(a), respectively. For these purposes, you are asked to voluntarily provide your social security number to assist SBA in making a character determination and to distinguish you from other individuals with the same or similar name or other personal identifier.

The Privacy Act authorizes SBA to make certain "routine uses" of information protected by that Act. One such routine use is the disclosure of information maintained in SBA's investigative files system of records when this information indicates a violation or potential violation of law, whether civil, criminal, or administrative in nature. Specifically, SBA may refer the information to the appropriate agency, whether Federal, State, local or foreign, charged with responsibility for, or otherwise involved in investigation, prosecution, enforcement or prevention of such violations. Another routine use is disclosure to other Federal agencies conducting background checks; only to the extent the information is relevant to the requesting agencies' function. See, 74 F.R. 14890 (2009), and as amended from time to time for additional background and other routine uses.

Right to Financial Privacy Act of 1978 (12 U.S.C. 3401) -- This is notice to you as required by the Right to Financial Privacy Act of 1978, of SBA's access rights to financial records held by financial institutions that are or have been doing business with you or your business, including any financial institutions participating in a loan or loan guaranty. The law provides that SBA shall have a right of access to your financial records in connection with its consideration or administration of assistance to you in the form of a Government guaranteed loan. SBA is required to provide a certificate of its compliance with the Act to a financial institution in connection with its first request for access to your financial records, after which no further certification is required for subsequent accesses. The law also provides that SBA's access rights continue for the term of any approved loan guaranty agreement. No further notice to you of SBA's access rights is required during the term of any such agreement. The law also authorizes SBA to transfer to another Government authority any financial records included in a application for a loan, or concerning an approved loan or loan guarantee, as necessary to process, service or foreclose on a loan guaranty or collect on a defaulted loan guaranty.

#### Freedom of Information Act (5 U.S.C. 552)

This law provides, with some exceptions, that SBA must supply information reflected in agency files and records to a person requesting it. Information about approved loans that will be automatically released includes, among other things, statistics on our loan programs (individual borrowers are not identified in the statistics) and other information such as the names of the borrowers (and their officers, directors, stockholders or partners), the collateral pledged to secure the loan, the amount of the loan, its purpose in general terms and the maturity. Proprietary data on a borrower would not routinely be made available to third parties. All requests under this Act are to be addressed to the nearest SBA office and be identified as a Freedom of Information request.

Flood Disaster Protection Act (42 U.S.C. 4011) -- Regulations have been issued by the Federal Insurance Administration (FIA) and by SBA implementing this Act and its amendments. These regulations prohibit SBA from making certain loans in an FIA designated floodplain unless Federal Flood insurance is purchased as a condition of the loan. Failure to maintain the required level of flood insurance makes the applicant ineligible for any financial assistance from SBA, including disaster assistance.

Executive Orders -- Floodplain Management and Wetland Protection (42 F.R. 26951 and 42 F.R. 26961) -- SBA discourages settlement in or development of a floodplain or a wetland. This statement is to notify all SBA loan applicants that such actions are hazardous to both life and property and should be avoided. The additional cost of flood preventive construction must be considered in addition to the possible loss of all assets and investments due to a future flood.

Occupational Safety and Health Act (15 U.S.C. 651 et seq.) -- This legislation authorizes the Occupational Safety and Health Administration in the Department of Labor to require businesses to modify facilities and procedures to protect employees or pay penalty fees. Businesses can be forced to cease operations or be prevented from starting operations in a new facility. Therefore, SBA may require additional information from an applicant to determine whether the business will be in compliance with OSHA regulations and allowed to operate its facility after the loan is approved and disbursed. Signing this form as an applicant is certification that the OSHA requirements that apply to the applicant business have been determined and that the applicant, to the best of its knowledge, is in compliance. Furthermore, applicant certifies that it will remain in compliance during the life of the loan.

**Civil Rights Legislation** -- All businesses receiving SBA financial assistance must agree not to discriminate in any business practice, including employment practices and services to the public on the basis of categories cited in 13 C.F.R., Parts 112, 113, and 117 of SBA Regulations. This includes making their goods and services available to handicapped clients or customers. All business borrowers will be required to display the "Equal Employment Opportunity Poster" prescribed by SBA.

**Equal Credit Opportunity Act (15 U.S.C. 1691)** -- 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 or 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.

**Executive Order 11738 -- Environmental Protection (38 F.R. 251621)** -- The Executive Order charges SBA with administering its loan programs in a manner that will result in effective enforcement of the Clean Air Act, the Federal Water Pollution Act and other environment protection legislation.

Debt Collection Act of 1982, Deficit Reduction Act of 1984 (31 U.S.C. 3701 et seq. and other titles) -- These laws require SBA to collect aggressively any loan payments which become delinquent. SBA must obtain your taxpayer identification number when you apply for a loan. If you receive a loan, and do not make payments as they come due, SBA may take one or more of the following actions: (1) report the status of your loan(s) to credit bureaus, (2) hire a collection agency to collect your loan, (3) offset your income tax refund or other amounts due to you from the Federal Government, (4) suspend or debar you or your company from doing business with the Federal Government, (5) refer your loan to the Department of Justice or other attorneys for litigation, or (6) foreclose on collateral or take other action permitted in the loan instruments.

Immigration Reform and Control Act of 1986 (Pub. L. 99-603) -- If you are an alien who was in this country illegally since before January 1, 1982, you may have been granted lawful temporary resident status by the United States Immigration and Naturalization Service pursuant to the Immigration Reform and Control Act of 1986. For five years from the date you are granted such status, you are not eligible for financial assistance from the SBA in the form of a loan guaranty under Section 7(a) of the Small Business Act unless you are disabled or a Cuban or Haitian entrant. When you sign this document, you are making the certification that the Immigration Reform and Control Act of 1986 does not apply to you, or if it does apply, more than five years have elapsed since you have been granted lawful temporary resident status pursuant to such 1986 legislation.

#### **Lead-Based Paint Poisoning Prevention Act** (42 U.S.C. 4821 et seq.)

Borrowers using SBA funds for the construction or rehabilitation of a residential structure are prohibited from using lead-based paint (as defined in SBA regulations) on all interior surfaces, whether accessible or not, and exterior surfaces, such as stairs, decks, porches, railings, windows and doors, which are readily accessible to children under 7 years of age. A "residential structure" is any home, apartment, hotel, motel, orphanage, boarding school, dormitory, day care center, extended care facility, college or other school housing, hospital, group practice or community facility and all other residential or institutional structures where persons reside.

#### **Executive Order 12549, Debarment and Suspension** (13 C.F.R. 145)

- 1. The prospective lower tier participant certifies, by submission of this loan application, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- 2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participants shall attach an explanation to the loan application.

## **AUTHORIZATION TO INVESTIGATE CREDIT**

I/We hereby certify that the information provided to DH Flnancing is valid and

I/We hereby authorize DH Financing to investigate our credit with the credit rating agencies. I/We further authorize DH Financing to release credit and financial information to any lender or agency that may potentially be involved in our loan(s) request.

Signature

Social Security #

Date

Signature

Social Security #

Date

Printed Name(s):

Address:

**Please note:** You may provide a recent copy of your credit report in lieu of authorizing DH Financing to run the report. However, this form must still be signed.

Return all items to



**DH Financing** 89100 Wilshire Suite 400W Beverly Hills, CA 90212

**Diana Hallal** 949.300.5555 diana@dhfinancing.com

## **MANAGEMENT RESUME**

Please fill in all spaces. If an item is not applicable, please indicate as such. You may include additional relevant information on a separate exhibit. SIGN/DATE where indicated.

#### PERSONAL INFORMATION:

Name	SS#		
First Middle (State "None"			
Date of Birth	Place of Birth		
Month/Day/Yea	r City & S	State of Foreign Country	
Residence Telephone()	Business Telephone(	)	
Residence Address			
From Street Address To Present D	City	State Zip	
Previous Residence Street Address			
From To	City	State Zip	
10			
Spouse's Name	SS#		
EDUCATION:			
College/Technical Training-Name/Locat Degree/Certificate	ion Dates Attended Major		
MILITARY SERVICE BACKGRO	OUND: Branch of Service Dat	tes of Service	
MODE EXPEDIENCE: List Chira			
Company Name/Location	nologically beginning with present emplo	yment.	
From To	_ Title		
Duties			
Company Name/Logation			
Company Name/Location From To	_ Title		
Duties			
(Additional	Employment Information - Attach Sheet if Necess	sary)	
To assist us in the preparation of	your SBA loan request, please respond to	the following guestions	s:
Are you presently under indictment, on p	• • • • • • • •	□Yes □No	
Have you ever been charged with or arrother than a minor motor vehicle violation	ested for any criminal offense	□Yes □No	
	···· iminal offense other than a minor vehicle violation	?□Yes □No	
	ent? Agency/Position		
Have you ever requested or received Go		_ □Yes □No	
	n Registration Number	□Yes □No	
(Attach copy of Alien Registration Card)			
Do you or your business owe any taxes	for years prior to the current year?	□Yes □No	
Are you or your business involved in any	y pending lawsuits? *	□Yes □No	
Have you or any officer of your company	y ever been involved in bankruptcy or insolvency	□Yes □No	
proceedings?* * If yes, please attach written explanatio	n.		
	Date <sup>.</sup>		
Signature			