



COMMERCIAL LOAN APPLICATION

(Business Purpose Loans - Individual)

SUBMITTING PARTY INFORMATION

Acra AE: _____ Broker Referrer Name: _____
Broker Co: _____ Address: _____
Phone: _____ Email: _____ Broker Points: _____ Broker Fee: _____
Corp NMLS#: _____ Branch NMLS#: _____ MLO NMLS#: _____
Lender Paid: Yes No
Contact for Appraiser: _____ Phone: _____ Email: _____

SUBJECT PROPERTY & LOAN INFORMATION

SFR-DSCR: Ratio: _____ 2-4 units Condo Int.Only: 5yr-5/1arm 5yr-7/1arm 10yr-10/1arm
Prepay: 5/5/5/5/5 5/4/3/2/1 5/5/5 Fixed: 30yr 5yr I/O 7yr I/O ARM: 5/1 7
 3/3/3 3/3 3 Credit Grade: _____

SFR Bridge: _____ units **Multi-Family ("MF") Bridge:** _____ units **MF Long Term ("LT"):** _____ units
Vacant Units: _____ Purchase: Refi R&T: Refi C/O: CEMA: MF Long Term Ratio: _____
MF Long Term Prepay: 5/5/5/5/5 5/5/5 (SFR & MF Bridge prepay: ≥ 3 months, underwriting TBD)

Subject Prop. Address: _____ City: _____ State: _____
Zip: _____
Purchase Price: _____ Closing Date: _____ Current Loan Bal. (Refi only): _____
Acquisition Date (Refi only): _____ Requested Loan Amount: _____

PRE-APPROVAL or REQUESTED LOAN DETAILS (provide information as applicable):

Rate: _____ Acra Points: _____ Acra Fee: _____ Exit Fee: _____ Months Reserves: _____
Appraisal Submitted: Yes No Company: _____ Appraiser Name: _____

REHABILITATION LOAN DETAILS (required if rehab; do not complete if no-rehab):

Loan Amount: _____ Inclusive of Rehab Dollars? Yes No
Rehab Budget: _____ As-Is Value: _____ After Repair Value: _____
Exit Strategy: Hold Sell Guarantor Rental Properties Owned: # Rehab Properties:

Acra AE Notes and/or Borrower Description of Rehabilitation Scope of Work:



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BORROWER INFORMATION

Name: _____ Date of Birth: _____

Address: _____ City: _____ State: _____ Zip: _____

Social Security Information: _____ Email: _____ Phone: _____

Marital Status

Married:

Separated:

Unmarried:

Are there any outstanding judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you been declared bankrupt in the past 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of a title in lieu of?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you intend to occupy the subject property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
NOTE: If you answered "Yes" to any of the above questions, please attach a letter of explanation with additional details	
Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Borrower's and Guarantor's Certification & Authorization

By submitting this Application and signing below, the Borrower(s) represent(s) and warrant(s) to Citadel Servicing Corporation dba Acra Lending ("Acra"), its servicer, successors, and assigns, and agree(s), as follows:

(1) that the mortgage loan requested pursuant to this Application (the "Loan") will be secured by a mortgage or deed of trust on the property or properties described in this Application; (2) neither Acra nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to Guarantor and/or Borrower regarding the property, its condition, or its value; (3) all statements made in this Application may be used and are made for the purpose of obtaining a commercial mortgage loan and are true, accurate, and complete as of the date of the execution of this Application; (4) Acra its agents, servicers, successors and assigns, may continuously rely on the information contained in this Application to determine eligibility for the loan; and (5) Borrower shall promptly notify Acra of any material changes in their respective financial condition including incurring additional indebtedness, liabilities, or other financial obligations, and of any legal or foreclosure proceedings which they are a party to, or any personal or business-related reduction in assets or any event that could cause a reduction in assets, from the date of this Application through disbursement of the loan proceeds. This Application is being used in connection with an application for a loan and it is a federal crime, punishable by fine or imprisonment, or both, to knowingly make any false statements in connection with an application for a loan, as applicable, under the provisions of Title 18, United States Code, Section 104.

Borrower further authorize Acra, its agents, servicers, successors and assigns, on their own or through a third-party service provider, to investigate the Borrower's personal and business history as necessary to process and review this Application, including but not limited to, (1) to verify other credit information and to conduct a credit check, including past and present mortgage and landlord references; and (2) conduct a background investigation report and verify both criminal and civil records. The Borrower(s) expressly authorizes any person or consumer reporting agency to give Acra, its agents, servicers, successors and assigns, any information it may have with the Borrower(s). Borrower(s) authorizes each such person or consumer reporting agency to answer questions about such person's credit experience.

Borrower(s) hereby forever hold harmless, release, and discharge Acra and its representatives from and against any liability, loss or expense suffered by the Borrower(s) resulting directly or indirectly from, or in any way related to, actions, errors, and/or omissions taken by Acra in connection herewith, including, but not limited to, (a) the proper disclosure of information hereunder, (b) Acra's evaluation of the Borrower(s), (c) Acra's evaluation of any proposed extension of credit.

By the Borrower(s) applying for financial assistance from Acra, the Borrower(s) recognizes that prior to receiving financial assistance, the Borrower(s) must comply with all applicable law in connection with any loan application. Acra reserves the right to halt, terminate, or modify the rates, terms, condition, and/or programs at any time with or without notice, and may cancel this application at any time and for any reason including, but not limited to, a force majeure event including but not limited to an act of God including but not limited to acts of war, pandemics, epidemics, severe acts of weather, government disruptions, and government shutdowns.



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Citadel Servicing Corporation dba Acra Lending
3 Ada Parkway, Suite 200
Irvine, CA 92618

If your application for business credit is denied based on your information, such person has the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact Citadel Servicing Corporation dba Acra Lending, 3 Ada Parkway, Suite 200, Irvine, CA, 92618, (888) 800-7661 within 60 days from the date you are notified of our decision. We will send you a written statement of the reasons for the denial within 30 days of receiving your request for the statement in accordance with applicable law.

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 the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

Privacy Act Notice: This information is to be used by Acra, its agents, subsidiaries, affiliates, successors or assignees in determining whether you qualify as a prospective mortgagor under any of their program. It will not be disclosed outside of these parties except as required and permitted by law. Please see our Privacy Policy at <https://acralending.com/privacy-policy/>.

Demographic Information

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) 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 designations for "Race." The law provides that we may not discriminate based on 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 based on visual observation or surname. The law also provides that we may not discriminate based on age or marital status information you provide in this application. If you do not wish to provide some or all this information, please check below.

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Ethnicity (check one or more):

- Hispanic or Latino
 Mexican Puerto Rican Cuban
Other Hispanic or Latino - *Print origin:*

For example: Argentinean, Colombian, Dominican,

Nicaraguan, Salvadoran, Spaniard, and so on.

- Not Hispanic or Latino
- I do not wish to provide this information

Sex:

- Female Male
- I do not wish to provide this information

Race (check one or more):

- American Indian or Alaska Native - *Print name of enrolled or principal tribe:*

- Asian
- Asian Indian Chinese Filipino
 Japanese Korean Vietnamese
- Other Asian - *Print Race:*

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

- Black or African American
- Native Hawaiian or Other Pacific Islander
- Native Hawaiian
 Guamanian or Chamorro
 Samoan
 Other Pacific Islander - *Print race:*

For example: Fijian, Tongan, and so on.

- White
- I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname?

Yes No

Was the sex of the Borrower collected basis of visual observation or surname?

Yes No

Was the race of the Borrower collected on the basis of visual observation or surname?

Yes No

The Demographic Information was provided through:

- Face-to-Face Interview (*includes Electronic Media w/ Video Component*)
- Telephone Interview Fax or Mail Email or Internet



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Borrower Information & Signatures:

Borrower Name: _____

Signature: _____ Date: _____

To be completed when Borrower is requesting a loan requiring a Debt-to-Income ratio calculation

Income Sources					
Income Source Type (Employment, Business, Social Security, etc.)	Name	Address	Self-Employed (Y/N)	Time Owned / Employed	Income Amount (monthly)

Real Estate Owned						
Address	Value	Mortgage Balance	Monthly Payment	Taxes/Ins	Rental Incd	Net Rent

Consumer Debt			
Creditor	Acct No.	Balance	Payment

Assets		
Financial Institution	Acct Type (Checking, Savings, etc.)	Balance