



PLACER COUNTY REDEVELOPMENT AGENCY



APPLICATION FOR INVESTOR HOUSING REHABILITATION and NEW CONSTRUCTION

REHABILITATION PROGRAM
Application for Investor

RETURN APPLICATION TO:
Placer County Redevelopment Agency
3091 County Center Dr., Auburn, CA 95603
Attn: Housing Program Coordinator

CONTACT INFORMATION

Your Name:	
Street Address (City, State, Zip)	
Mailing Address (City, State, Zip)	
Home Phone #:	Fax #:
Work Phone #: ()	Social Security #:
Employer's Name:	
Experience in this type of Business: ___ Years ___ Months	
E-Mail:	

INFORMATION ABOUT THE COMPANY/ DEVELOPER/ ORGANIZATION

Name of Business:	Tax ID#
___ Sole Proprietorship ___ Partnership ___ Corporation ___ Non-Profit	
Street Address (City, State, Zip)	
Loan Request \$ _____	

NATURE OF THE SUBJECT PROPERTY

Subject Property Address: _____	
(Single-Family, Multi-Family 5+ Units, Hotel, Motel, Duplex, Vacant)	
Gross Building Space _____ sq. ft.	Net Rentable Space _____ sq.ft.
Parking spaces _____	
Current Occupancy _____%	Percentage by Owner _____%
Percentage by Tenants _____%	(2009) Occupancy Rate _____%
(2008) Occupancy Rate _____%	2007 Occupancy Rate _____%
Borrower's Estimate of Current Value \$ _____	Source _____
(Last Certified MAI Appraisal, if known) Appraised Value \$ _____	Date _____
Number of Buildings: _____	Year Built _____
Year of Last Major Renovation: _____	
Number of Units: _____	Size of Parcel _____

UNIT INFORMATION (existing)

UNIT INFORMATION (proposed)

UNIT #	SIZE (Bed/Bath)	MONTHLY RENT	OCCUPIED (Y/N)	INCOME LEVEL	UNIT #	SIZE (Bed/Bath)	MONTHLY RENT	OCCUPIED (Y/N)	INCOME LEVEL

Rehabilitation applications cannot be the cause for displacing an existing tenant without compliance with Federal and State Relocation Requirements.

Name of Mortgage Company:		Mortgage Co. Phone #: ()
Mortgage Co.'s Address:		
Mortgage Co.'s Account Loan Number: _____		
Monthly Mortgage Payment: \$ _____		
Do you have a Grant Deed? Yes___ No___	Are there any other loans/liens on the property? Yes ___ No___	
If yes, Name of Owner(s) as shown on Grant Deed? _____ _____	If yes, Lender's Name: _____	
If no, do you have a fully executed contract of sale, purchase agreement or option? Yes__ No__	Balance: \$ _____ Monthly Payment: \$ _____	

INFORMATION CONCERNING YOUR LOAN REQUEST

___ Purchase, Contract Signed ___/___/___ ___ Refinance ___ Construction ___ Permanent ___ Other or attach development budget, sources and uses statement and projected operating budget, in lieu of information required below

Purchase Price

Pay-off amount 1st Lien \$ _____

Pay-off amount 2nd Lien \$ _____

Other Indebtedness \$ _____

Construction Expenses \$ _____

Identify Rehab Money \$ _____

Other \$ _____

Sub-Total \$ _____

Less Seller Financing (-) \$ _____

Less Down Payment (-) \$ _____

Loan Amount \$ _____

Preliminary Financial Information

For the Calendar Year:

Gross Income of Property _____

Less Expenses* _____

Net Operating Income _____

*Do not include any Loan Principal & Interest Expenses paid

For the Calendar Year:

Gross Income of Property _____

Less Expenses* _____

Net Operating Income _____

*Do not include any Loan Principal & Interest Expenses paid

List the names of All individuals, corporations, or other entity's that will own 10% or more of the subject property

Name	Current Address (Name, Street, City, State, Zip Code)	SS#/ Tax ID #
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Attach separate page, if more space is needed)

Is the borrower or any named principal involved in any pending lawsuits? Yes / No

Are there any outstanding judgments or liens against the borrower or any named principal? Yes / No

Has the borrower or any named principal ever declared bankruptcy? Yes / No

Does the borrower or any named principal owe any delinquent federal, state, or local taxes? Yes / No

If yes, give details and any discharge dates _____

Concerning the subject property and its neighborhood are there any environmental issues? Yes / No

If yes, give details: _____

Business References (Name)	Company	Telephone #	FAX #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please have each principal that will own 10% or more sign this Borrower's Certificate & Authorization (Note: Duplicate copies of this Borrower's Certification & Authorization for can be made, as needed)

STAFF USE ONLY:

Income Verification: Signed Copy of Current 1040 IRS Form; Other:		
Annual Family Income: \$ _____	Homeowner? Yes __ No _____	In Target Area? Yes __ No _____
Temporary relocation needed? Yes _____ No _____	Eligible? Yes _____ No _____	

ASSETS

List checking and savings accounts below

Name and Address of Bank, S&L or CU	Account No.	Interest Rate	<input type="checkbox"/> Checking	<input type="checkbox"/> Savings	\$
Name and Address of Bank, S&L or CU	Account No.	Interest Rate	<input type="checkbox"/> Checking	<input type="checkbox"/> Savings	\$
Name and Address of Bank, S&L or CU	Account No.	Interest Rate	<input type="checkbox"/> Checking	<input type="checkbox"/> Savings	\$

List other Assets

Retirement Funds	\$
Stocks/Bonds (Company name and address)	\$
Automobiles (make and year)	\$
Other (Itemize)	\$
TOTAL ASSETS	\$

LIABILITIES

List the creditor's name, address and account number for all outstanding debts, including but not limited to automobile loans, revolving charge accounts, alimony, child support, stock pledges, etc.

Name and address	Account No.	Monthly payments & payments left	Unpaid Balance left

TOTAL LIABILITIES - \$

Borrower's Certification and Authorization

CERTIFICATION

The undersigned certifies the following:

1. I/We have applied for a residential rehabilitation investor loan from Placer County Redevelopment Agency (RDA), its assigns, affiliated lenders, or associated investors. In applying for the loan, I/We completed a loan application containing various information, and have supplied additional information concerning the financial condition of the borrowing entity, the personal financial condition of the guarantor, and financial information on the proposed project. I/We certify that to the best of my/our knowledge all of the information supplied is true, complete and correct. I/We made no misrepresentations in the loan application or any other documents, nor did I /We omit any pertinent information.
2. I/We fully understand that it is a crime punishable by fine, imprisonment, or both to unknowingly make any false statements or supply false or misleading information when applying for this loan, as applicable under state and federal laws.
3. I/We certify that the information given in this form is true and accurate to the best of my knowledge. I certify that I have no additional income and that there are no persons living in or contributing to my household other than those described here. I understand that the information on this form is subject to verification. It is my understanding that this information is to be used solely for the purpose of approval of loan application under the Rehabilitation Program.

AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern:

1. I/We have applied for a residential rehabilitation investor loan from Placer County Redevelopment Agency (RDA). I/We, as part of the application process, Placer County RDA, it assigns, affiliated lenders, associated investors, or regulatory examiners may obtain or 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 after as part of a quality control program.
2. I/We hereby authorize you to provide to Placer County RDA and my other investor to Placer County RDA whom its assigns, affiliated lenders, or associated investors may well sell, submit, or transfer the loan to, including any and all information and documentation that they may request. Such information includes, but is not limited to, employment history and income; money market, bank records, checking accounts and similar account balances, credit reports, credit history; and copies of income tax returns; plus obtaining and verifying references.
3. I/We hereby authorize Placer County RDA to order copy(s) of my/our credit report from any credit service, to perform background checks and UCC searches on myself and any related person or entity during the underwriting of my /our loan request or if funded during the loan term.
4. Placer County RDA regulatory examiners, or any investor that considers funding the loan, plus anyone who purchases the loan, may address this authorization to any party named in the information provided by me, or the loan documentation. A copy of this authorization may be accepted as the original.
5. Your prompt reply to Placer County RDA its assigns, affiliated lenders, associated investors, or regulatory examiners or any other investor considering or working on the loan is appreciated.

Applicant's Social Security # _____ Co-Applicant's Social Security # _____

Printed Full-Name _____ Date ____/____/____
First Middle Last

Current Home Address _____
Number Street City State Zip Code

CERTIFICATION/AUTHORIZATION FOR RELEASE OF INFORMATION:

Applicant's Signature Date Co-Applicant's Signature Date