\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXECUTIVE SUMMARY WORKSHEET**

**Borrower Information**

**Name:**

**Address:**

**Net Worth:**

**Phone:**

**Email:**

**Property Information**

**Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Property Type: Single Famile\_\_\_\_\_Multifamily:\_\_\_\_\_\_\_Commercial:\_\_\_\_\_\_\_\_\_**

**\*\*If Multifamily, How many units?\_\_\_\_\_\_\_\_\_\_\_\_\_Cap Rate:\_\_\_\_\_\_\_\_\_**

**Current Debt Structure:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Property Value Information (Before)\_\_\_\_\_\_\_\_\_\_\_\_\_\_ARV:\_\_\_\_\_\_\_\_\_**

**Loan amount: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Additional Collateral Information, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**What is your middle credit score?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Scenario Information**

**Please provide:**

**-Complete Personal Financial Statement or a Balance Sheet.**

**-Use of Proceeds**

**-Time Frames**

**-Exit Strategy**

**Email to:** **info@run-enterprises-group.com**

**Client agrees to pay 2% Success Fee of total funding from Loan Proceeds within 2 Business Days**

**Client Name (PRINT):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Client’s Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Affiliate Broker:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**(RUN Enterprises, LLC)**

**Affiliate Broker Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

|  |
| --- |
|  |
| **Loan Types** | Each of our loans is a derivative of our core product - hard money, equity-based loans (or private money). However, every transaction is different and is very careful to design each and every loan to meet the specific needs of our borrowers. Our expertise allows us to remain flexible and create financing structures that are as attractive as possible to our prospective borrowers.  |
| **Niche Lending** | We'll lend on them all and we're willing to do it nationwide. Rather than looking for a specific asset, We look for a specific situation: **a well-secured loan**. Because of the flexible nature of our underwriting standards, it's impossible to put our loan products into a matrix or set of guidelines. Our niche is equity-based lending, and it can work in an infinite number of situations. |
| **Loan Basics** | As a rule of thumb, we will lend a ***maximum*** of 50% of an asset's value, or 50% of the asset's price in the case of a purchase. There are exceptions to this, of course, in the case of cross-collateralization. The way that value is determined will vary, as will the actual amount that we are willing to lend, based on the type of asset being pledged as collateral, its location, and other prevailing market factors. One thing is for certain. |
| **Other Requirements** |  **A Reasonable Exit Strategy**Every borrower must have a reasonable plan to exit their loan within a specified time period. Short-term loans are never open-ended, and as a lender we're invested in the success of our borrower's project. Having a goal to reach is a necessary element to any plan. **A Verifiable Use of Funds**In other words, we won't lend for the sake of lending and we expect that our borrowers won't borrow for the sake of borrowing. Like an exit strategy, how a borrower plans to use funds is an important piece of the puzzle. Certain loan structures are more appropriate depending on how the funds are going to be used, and knowing our borrower's plan allows us to structure the best loan possible to meet their needs.**Ability to Document**Hard money loans don't require a lot of underwriting and qualifying. However, loan requests do require that borrowers document that the facts they present are true.   |
|  **Loan Sizes** | Residential Loans: $15,000 to $50 millionCommercial Loans: $250,000 to $10 million+Smaller or larger loans may be approved on a case-by-case basis.  |
|  **Turnaround Times** | Committed to providing superior customer service and one of the fastest response times in the industry. In almost all cases, We can provide feedback on a submitted loan scenario with 24 hours. The actual time to fund an approved scenario can range anywhere from a few days to a few weeks depending on the size and complexity of a transaction.  |
|  **Loan Costs** | Loan costs are right on par with or superior to the typical private mortgage industry average. However, every borrower is different, as are every borrower's needs. The actual cost of a Loan is based on a number of factors including loan size, location, complexity, loan-to-value, term, collateral, and certain risk factors. However, Our *affiliate* ***does not charge any additional fees beyond common Lender Loan Points****.* There are no fees for things like underwriting, processing, loan review, due diligence, etc. Keep in mind that because almost all private loans are unique. Our terms are as flexible as our loan structures, and many terms are negotiable.  |
|  **Other Information** | We do not charge any upfront fees There is no charge for performance of due diligence, underwriting, etc. **However, in the course of a private loan transaction there are almost always necessary third party fees**. Although not typical, this may include an appraisal fee or charge for a broker price opinion. **In almost all cases, borrowers will be required to provide a retainer for legal expenses**. |