

## Whitecap Investments

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### **Land Trust – “an Alternative to Foreclosure” Home Owner Information Pre-Qualification**

#### **Subject Property Owners information:**

Husband First Name \_\_\_\_\_ MI \_\_\_\_ Last Name \_\_\_\_\_  
Ph \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
SSN \_\_\_\_\_  
Marital Status \_\_\_\_\_  
Wife First Name \_\_\_\_\_ Mi \_\_\_\_ Last Name \_\_\_\_\_  
Ph \_\_\_\_\_ SSN \_\_\_\_\_

#### **Subject Property Information:**

Property Identification Number (parcel number) \_\_\_\_\_  
Property Street Address: \_\_\_\_\_  
Property City \_\_\_\_\_  
County / State \_\_\_\_\_  
Country \_\_\_\_\_  
Legal Discription: \_\_\_\_\_

Title Vesting: \_\_\_\_\_

Is property occupied: \_\_\_\_\_ vacant \_\_\_\_\_

This is or was:

Primary residence \_\_\_\_\_ Second Home \_\_\_\_\_ Investment Property \_\_\_\_\_

Other: \_\_\_\_\_

Date property was purchased: \_\_\_\_\_

Amount of Purchase: \$ \_\_\_\_\_

Would you prefer to:

Stay in property: \_\_\_\_\_ Move out: \_\_\_\_\_

How would you rate the urgency of your situation?

Urgent must sell: \_\_\_\_\_

Urgent I want to stay in House but need assistance rectifying situation: \_\_\_\_\_

I prefer to sell ASAP, but can wait 30-60 days. \_\_\_\_\_

I can wait 30 to 60 days. \_\_\_\_\_

I can wait 90 days plus if necessary. \_\_\_\_\_

I am in a hurry to sell but would be interested in receiving a proposal.

If you chose to move, cash needed at closing: \$ \_\_\_\_\_

What is the current Fair Market value of the property: \$ \_\_\_\_\_  
How did you arrive at this number? \_\_\_\_\_

**Physical Property Information:**

# Bedrooms: \_\_\_\_\_ # Baths: \_\_\_\_\_ *Sq ft* Living area: \_\_\_\_\_

Property description:

Type (SFR, Condo, Multi Unit, etc.) \_\_\_\_\_

Style (single story, two story, etc.): \_\_\_\_\_ Yr built: \_\_\_\_\_

Construction: Frame \_\_\_\_\_: Exterior \_\_\_\_\_ Roof \_\_\_\_\_

Lot Size: \_\_\_\_\_ Garage \_\_\_\_\_ Parking \_\_\_\_\_

Lot Description:

\_\_\_ Corner, \_\_\_ Cul de Sac, \_\_\_ Golf Course, \_\_\_ Interior, \_\_\_ Irregular.

\_\_\_ Oversize, \_\_\_\_\_ Other, \_\_\_ Regular, \_\_\_ Zero Lot.

Pool Description:

\_\_\_ None, \_\_\_ Above ground, \_\_\_ Below Ground, \_\_\_ Heated, \_\_\_ Indoor,

\_\_\_ Other, \_\_\_ Spa Jacuzzi.

Main Cooling: \_\_\_\_\_, Heating system \_\_\_\_\_

Condition of Property:

\_\_\_ Excellent (no work needed)

\_\_\_ Good (needs minor repair)

\_\_\_ Fair (needs paint, carpet, cosmetic repairs)

\_\_\_ Poor (needs major work- i.e. roof, foundation)

\_\_\_ Rehab (needs structural work – i.e. roof, foundation, and kitchen)

Estimate of Repairs: \$ \_\_\_\_\_

Repair description: (write below)

**Financing Information:**

Bank Note Holder \_\_\_\_\_  
Loan Number \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Original Loan Amount: \$ \_\_\_\_\_  
Balloon Mortgage \_\_\_\_\_  
Interest Only? \_\_\_\_\_  
Adjustable Mortgage: \_\_\_\_\_  
Date first obtained; \_\_\_\_\_  
Amortization over "X" years: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Interest Rate: \_\_\_\_\_  
Monthly Payment \$ \_\_\_\_\_  
Taxes Included? \_\_\_\_\_  
Insurance Included? \_\_\_\_\_  
Is mortgage current? \_\_\_\_\_  
For what month was the last payment made? \_\_\_\_\_  
Arrearages & Past due payments \$ \_\_\_\_\_  
In foreclosure \_\_\_\_\_  
Foreclosure Sale Date: \_\_\_\_\_  
Do you have any cash to stop the foreclosure? \_\_\_\_ If Yes how much? \$ \_\_\_\_\_

Additional Information:

Is there a Homeowner's / Condo Association? \_\_\_\_ If Yes provide name, address, phone, and contact info: \_\_\_\_\_

HOA fees: per month: \$ \_\_\_\_\_  
Are HOA condo fee's past due? \_\_\_\_\_  
Date of last payment: \_\_\_\_\_  
Has the association filed foreclosure? \_\_\_\_  
If yes date filed: \_\_\_\_\_  
Are you currently in bankruptcy? \_\_\_\_  
If yes date you filed: \_\_\_\_\_  
Type Filing: \_\_\_\_ Chapter 7, \_\_\_\_ Chapter 13, \_\_\_\_ Chapter 11, \_\_\_\_ Discharged

Are there any other liens on your property? \_\_\_\_  
If yes  
describe \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Amount of other Liens: \$ \_\_\_\_\_

Additional Information (continued)

Are there any personal judgments against anyone who is on title? (IRS, tax, credit card, defaulted car loans, etc. that have received a judgment in a court of Law?) \_\_\_\_\_

Describe Judgments:

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Total Amount of Personal Judgments: \$ \_\_\_\_\_

Additional Information we should know:

Please attach any pictures (digital) of the house you have:  
(i.e. Front of house, Back of house, Kitchen, Dining room, Bedrooms, Patio / Pool, etc.)

The undersigned specifically acknowledges and certifies that all statements made in this client information form are correct for the purpose of establishing your property as a Land Trust investment alternative...

The undersigned certify that the information provided in this application is true and correct as the date set forth opposite my signature and acknowledgement:

\_\_\_\_\_  
Signature of Requestor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Requestor

\_\_\_\_\_  
Date

*(Must be signed by both husband & wife if Joint tenants.)*

**Fax or Mail back when complete: Fax 1 (949) 715-0627**