



INNOVATIVE CAPITAL C O R P O R A T I O N

Thank you for your interest in applying for a loan with Innovative Capital. We specialize in providing financing to manufactured homes and look forward to assisting you with your purchase or refinance. Innovative Capital works with a number of Banks and Credit Unions in order to provide you with the best possible loan program. In this package you will find the basic application which asks for your information as well as the information on the subject property if one has been selected. There is also an information disclosure that authorizes us access to your financial information for purposes of obtaining a home loan.

In addition to the following application there are some additional documents that we will need in order to create a full loan file to submit to underwriting for you.

- _____ 2 Years federal tax returns
- _____ 2 Years W2 forms
- _____ 2 Most recent paystubs
- _____ 60 Days most recent bank statements, all pages of statement
- _____ Most recent retirement or savings/investment account
- _____ Copy of Driver's License and Social Security card

Once you have completed the application it may be returned along with the above documents to our office via fax to (619) 923-2778 or emailed to info@inncap.com, whichever is going to be the most convenient. It may also be sent through regular mail to:

Innovative Capital Corporation
525 B Street Suite 1500
San Diego, CA 92101

If you have any questions please feel free to call or email and we would be glad to answer them for you. Thank you and we look forward to working with you.


Declarations: If the answer to any of the following questions is "yes", please provide explanation

Bwr

Co-Bwr

Do you intend to occupy the property as either a primary or secondary residence?		
Have you declared Bankruptcy within the last 10 years? If so when? Where?		
Have you had a Short Sale or Foreclosure within the the last ten years? If so when?		
Have you ever obtained credit under any other name(s)? Name(s)? Used:		
Are you a C-Maker or Guarantor on a note? For whom?		
Are you party to a lawsuit?		
Do you have any lease obligations? If so, how much? For how long?		
Are you liable for alimony, child support, or maintenance payments?		

List all other Obligations including the liability for alimony, child support, or separate maintenance.

Owner(Bwr or Co-Bwr)	Liability	Phone	Current Balance	Monthly Pmt
Bwr / Co-Bwr				
Bwr / Co-Bwr				
Bwr / Co-Bwr				

Home Information

Cash Sales Price (or Refinance Payoff Amount)				Down Payment			
Home Address					Space No.		
Park Name					Space Rent		
Home Description	Year	Make	Model	W x L		Serial No.	<input type="checkbox"/> New <input type="checkbox"/> Used <input type="checkbox"/> Repo

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loan related to a dwelling, in order to monitor the Lender's compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a Lender may discriminate neither on the basis of this information, nor on whether or not you choose to furnish it. If you furnish the information, please provide ethnicity, race, and sex identification. For race, you may check more than one designation. If you choose not to furnish it, under Federal Regulations this Lender is required to note ethnicity, race, and sex on the basis of visual observation or surname. If you do not wish to furnish the above information, please check the box below. (Lender must review the below material to assure that the disclosures satisfy all requirements to which the Lender is subject under the applicable state law for the particular type of loan that is being applied for.)

Borrower	<input type="checkbox"/> I do not wish to furnish this information		Co-Bwr	<input type="checkbox"/> I do not wish to furnish this information	
Ethnicity	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino		Ethnicity	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	
Race	<input type="checkbox"/> American Indian or Native Alaskan <input type="checkbox"/> Asain <input type="checkbox"/> Black / African American <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White		Race	<input type="checkbox"/> American Indian or Native Alaskan <input type="checkbox"/> Asain <input type="checkbox"/> Black / African American <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White	
Sex	<input type="checkbox"/> Male	<input type="checkbox"/> Female	Sex	<input type="checkbox"/> Male	<input type="checkbox"/> Female

IMPORTANT INFORMATION FOR GOVERNMENT MONITORING PURPOSES

To help the government the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask for your name, address, birth date, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

You warrant that the information you are furnishing above and on the reverse side is true, accurate, supplied voluntarily and not misleading. You authorize us, at our option: to check your credit and employment histories and credit references; to discuss this application and related information with our retailer/broker, if any, named above; to answer questions about your credit history with us; and to keep this application whether or not it is approved. We may obtain consumer credit reports periodically from one or more consumer reporting agencies (Credit Bureaus) in connection with your application and any update, renewal, refinancing, modification or extension of the credit. We or any affiliate of ours may obtain one or more consumer credit reports on you from time to time for any legitimate business purpose. If you ask, you will be told whether a credit report was requested, and if so, the name address of any credit bureaus from which we or our affiliate obtained your credit report. We may also verify your employment, pay, assets and debts. You agree that anyone receiving a copy of this is authorized to provide us with such information. Should this application result in an account with us, we may report information about your account to the credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report. You understand that Innovative Capital extends credit at different rates and credit terms and agree that you are applying for an extension of credit and not a particular rate or particular credit terms.

Borrower Signature

Date

Co-Borrower Signature

Date

 To be completed by the interviewer. This application was taken by: In Person Mail Telephone Internet



Information Disclosure Authorization

Innovative Capital Corporation is NMLS Certified and Licensed California Real Estate Broker providing financing services on its own or through others working for Innovative Capital Corporation, including Brokers, Loan Officers, Processors, and Employees. Brokers represent borrowers in obtaining financing. As part of this process several third party professionals may inquire as to the status of your transaction or be required to verify the information provided by you. By signing this form you authorize Innovative Capital Corporation and its Loan Officers, Processors, and Employees to receive and convey information to the following persons or entities in connection with the purchase or refinance of a property.

Appraisers	Real Estate Brokers, Sales Persons, or Associates
Employers	Home Inspectors
Insurance providers	Lenders

Please note that if your loan is being funded through a Credit Union, you may be required to join the corresponding Credit Union.

Release

To Whom It May Concern

I/We hereby authorize Innovative Capital Corporation and its agents to release the following information for the purpose of verification:

Employment Histoty, Dates, Title, Income, Hours, Etc

Mortgage Loan Ratings

Any other information deemed necessary in connection with a consumer credit report for transactions with involve Real Estate.

This information is for the confidential use in completing a mortgage loan credit file for a home loan.

Signature Date

Signature Date

Print Name

Print Name

California State Law Notice

Notice for California Residents

A married applicant may apply for a separate account. If your credit request is declined, you refuse our counter offer, your account is terminated, or there is an unfavorable change in terms made to your account and our decision is based in whole, or in part on information contained in a consumer credit report, you have the right to obtain a copy of your consumer credit report from the credit reporting agency within 60 days. You also have the right to obtain a copy of your consumer credit report form any other credit reporting agency which compiles and maintains files on a nationwide basis. Additionally, you have the right to dispute the accuracy or completeness of any information in a consumer credit report furnished by the consumer credit reporting agency. (California Civil Code Sec. 1785.20)

Signature Date

Signature Date