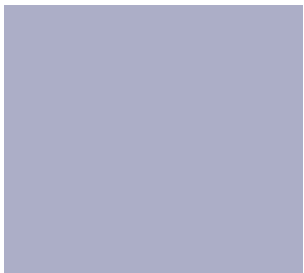
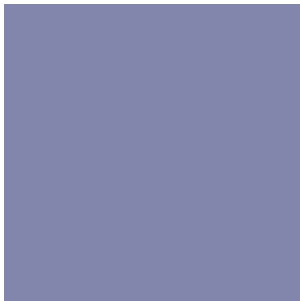
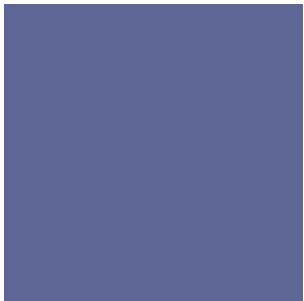
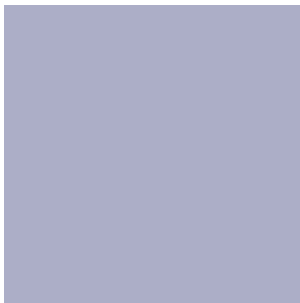
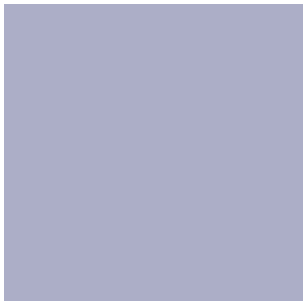


**BORROWER**  
INFORMATION  
PACKAGE



7700 Old Georgetown Road, Suite 540  
Bethesda, Maryland 20814  
office: (301) 656-6566  
fax: (240) 766-0609  
email: [info@bluewaterfundingllc.com](mailto:info@bluewaterfundingllc.com)  
[www.bluewaterfundingllc.com](http://www.bluewaterfundingllc.com)

## WHO WE ARE

BlueWater Funding is a leading direct lender specializing in creative and quick solutions for your financing needs. Our firm's extensive background in real estate and lending will provide value-added support when it comes to your purchase or refinance.

## WHAT WE DO

BlueWater Funding provides bridge loans for non-conventional, commercial transactions that need quick, "under the gun" financing and experience to help you capitalize on an opportunity. Our loans provide a bridge for our borrowers to acquire a property and then position it for either refinancing or a sale. We are direct private lenders NOT brokers so our word is the last word when it comes to funding your deal. We provide financing throughout the Mid-Atlantic and beyond for a variety of property types including:

- Multi-Family
- Office
- Retail
- Shopping Centers
- Industrial/Warehouse
- Mixed-Use
- Hotel/Motel
- Marinas
- Self Storage
- Special Purpose



## SPECIALIZING IN

At BlueWater Funding, we take every deal seriously and help with many different scenarios.

- Quick Closings
- Opportunistic Acquisitions
- Vacant Buildings
- Sale/Leasebacks
- Low Credit
- Bank Turn-Downs
- Refinancing
- Distressed Property
- Portfolio Expansions
- Borrower Situations
- Foreclosure Avoidance



## RELATIONSHIPS

At BlueWater Funding, we strive to build long-term relationships with our clients seeking fast non-conventional financing. If speed and experience are important and crucial to your real estate success, contact BlueWater Funding today for more information on how we can help you. Visit our website at [www.bluewaterfundingllc.com](http://www.bluewaterfundingllc.com) or call (301) 656-6566 or toll free 866-551-BLUE (2583).



## GENERAL LOAN GUIDELINES

The following represents some of the general loan guidelines BlueWater Funding offers on transactions.

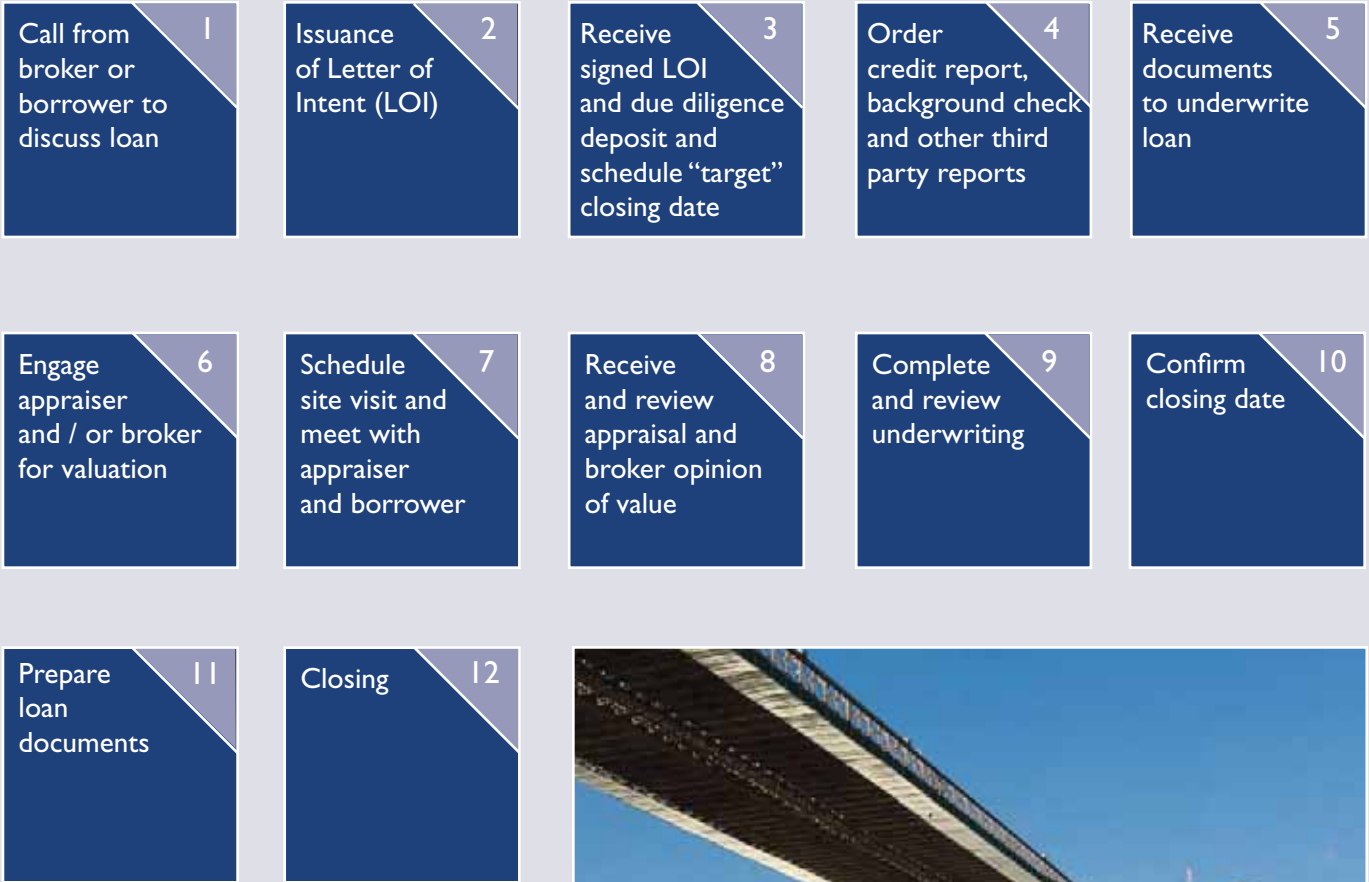
<b>PROPERTY TYPES:</b>	Nearly all commercial and investment property types considered
<b>LENDING AREA:</b>	Mid-Atlantic Region and beyond
<b>LOAN SIZE:</b>	From \$250,000 to \$5,000,000 <i>(From \$100,000 in DC Metro)</i>
<b>LOAN TERM:</b>	1 to 2 years (longer terms considered on exception basis)
<b>INTEREST RATE:</b>	Rates starting at 11%, interest only
<b>LTV:</b>	Up to 65% LTV (70% on an exception basis)
<b>LOAN FEE:</b>	Varies case by case
<b>PREPAYMENT:</b>	Allowed in full with generally no prepayment penalty
<b>BORROWER:</b>	Single Purpose Bankruptcy Remote Entity
<b>GOOD FAITH/ DUE DILIGENCE DEPOSIT:</b>	Required to pay third party costs, balance to be refunded or credited to closing cost.
<b>COSTS:</b>	Borrower is responsible for all legal, closing and other out-of-pocket expenses



# UNDERSTANDING OUR PROCESS

BlueWater Funding has worked very hard to create a process that is both efficient and diligent to satisfy the needs of our investors, our company and you, the client. The following is a general description of our underwriting process to help us set the right expectations for you:

## SEQUENCE OF EVENTS



## SUBMISSION CHECKLIST

BlueWater has the ability to fund a transaction in as little as five (5) days. The ability to fund quickly has a lot to do with the organization of the borrower/property information. In order to receive the fastest service from BlueWater, we ask that you submit all of the following information with your submission package. For certain transactions, additional information may be requested. Visit us online at [www.bluewaterfundingllc.com](http://www.bluewaterfundingllc.com) or call (301)656-6566.

<b>APPLICATION:</b>	A BlueWater Funding Commercial Mortgage Application is required for all loans.
<b>CREDIT AUTHORIZATION:</b>	A Credit Authorization Form must be completed for all Borrowers and Key Principals.
<b>PROPERTY INFORMATION:</b>	<ul style="list-style-type: none"><li>(i) Last two (2) years operating statements and property tax returns</li><li>(ii) YTD operating statement and budget</li><li>(iii) Detailed Rent Roll</li><li>(iv) Copy of most recent Property Tax Assessment Notice and Tax Bill</li><li>(v) Copies of all leases</li><li>(vi) Copy of existing mortgage documents, if applicable</li><li>(vii) Copy of current insurance policy</li><li>(viii) Color pictures of property</li></ul>
<b>THIRD PARTY REPORTS:</b>	Include copies of existing appraisal, engineering, environmental, title and survey reports as available. BlueWater Funding may require reports to be updated or reissued; the submission helps speed the closing process.
<b>CONTRACTS/ AGREEMENTS:</b>	Include any purchase, sale or option contracts/agreements. Include any/all service agreements, management agreements, etc. with respect to the operations of the property.
<b>PAYOFF LETTERS:</b>	Include all payoff letters stating mortgage balances owed and/or real estate tax bills substantiating any back taxes owed.
<b>BORROWER/ GUARANTOR INFORMATION:</b>	<ul style="list-style-type: none"><li>(i) Personal Financial Statement for Borrowers, Guarantors and Key Principals</li><li>(ii) Past two (2) years of Borrower's tax returns</li><li>(iii) Resume or personal history description of Borrower and Key Principals</li><li>(iv) Copies of all organizational documents and any amended documents of the entity that will be the Borrower</li></ul>



## INITIAL LOAN SUBMISSION FORM

### BORROWER INFORMATION:

First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Credit Score: \_\_\_\_\_

### BROKER INFORMATION:

Company Name: \_\_\_\_\_

Cell Number: \_\_\_\_\_

Broker Name: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Office Number: \_\_\_\_\_

Email: \_\_\_\_\_

### SUBJECT PROPERTY INFORMATION:

**Loan Purpose:**

Purchase     Refinance

**Occupancy:**

Owner     Investment

**Property Type:**

Multi-Family     Office     Retail     Shopping Center  
 Industrial / Warehouse     Mixed-Use     Hotel / Motel     Marina  
 Self-Storage     Restaurant     Gas / Conv.     Assisted Living  
 Special Purpose / Other: \_\_\_\_\_

Number of Units: \_\_\_\_\_ Subject Sq. Ft. \_\_\_\_\_ Appraisal?: \_\_\_Yes \_\_\_No

Property Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

Loan Amount Requested: \_\_\_\_\_ LTV: \_\_\_\_\_%

Previous Sales Price: \_\_\_\_\_ Previous Sales Date: \_\_\_\_\_

Current Sales Price: \_\_\_\_\_ Current Sales Date: \_\_\_\_\_

Estimated "As-Is" Value: \_\_\_\_\_ Existing Liens: \_\_\_\_\_

Purpose of Loan: \_\_\_\_\_

### COMMENTS/PLAN FOR REPAYMENT/EXIT STRATEGY:

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