

Solutions Project Funding

Solutions • Strategies • Simplified

SUBMISSION FORM-REAL ESTATE PROJECTS

The below outline should be completed by the borrower(s) with summary details for each topic shown, and all information must be completed. Please return this form as Word document for changes/editing purposes as we discuss the project in the future.

PLEASE DO NOT reference any other documents or "State see the Attached", "Or see the Website "ALL LENDERS require this form or something very similar, and want raw information at this point, a snapshot. In most cases, all the lender will have at their first glance is this form, and if the information is missing, they will simply move on. In today's world, legitimate lenders are flooded with hundreds of requests weekly, and they are not going to read your business plan, look at the financials, etc until they see this form, decide if they have an interest and ability, and then they will request other documents.

This form is used by Solutions and the verified lenders we invest and or co-invest with and is your starting point in our funding programs. All information supplied is deemed to be confidential to the borrower(s) and is covered upon execution our non-disclosure form, when we engage on the project.

1. **Project Name-**
2. **Project Location-**
3. **Funding Amount Requested in US Dollars-**
4. **Use of Funds Requested-** Provide detailed list of what the funds will be used for. This list should match the loan amount and should be broken down into specific uses of funds, expressed in USD only.

<u>Expense Item</u>	<u>Amount</u>
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Total \$

5. Project Web Site-
6. Is there an Executive Summary available Yes No Planned
7. Is there a complete Project Business Plan Available Yes No Planned

8. Is there a complete project cash flow projection? Yes No Planned
9. What is the estimated completed value of the Project?
10. Provide a brief description of the project, what it consists of, types of units, number of units; what is already completed or nearly so? Is this the first phase of several, what will the future phases, add to the project?
11. What sets it apart from the competition, why will it be a success?
12. Is the land owned by the borrower Yes No Under Contract
13. If owned, when was it purchased?
- What was the purchase price?
- Does the borrower have title?
- List any and all liens against the property with amount, lender, payments, and due dates?
14. If under contract to purchase, what is the purchase price?
15. List any critical dates for the financing, project, etc. The normal funding process is 75-90 plus days depending on the project, size, equity, and liquidity, Does this fit your plans for this project?

Borrower (s) Information

16. Applicant name List all borrowers If Corporation , skip and complete #17

Name Office phone Cell phone Fax Email Mailing Address

17. **Corporation Info** If borrowing in corporate entity, list all shareholders & % of ownership

Name Office phone Cell phone Email % Ownership

18. Corporation Name IF Corp is the Borrower

Corp ID #

Date Incorporated

Country

Corporation Address

Website

19. Briefly describe any relevant experience of the borrower(s) with other projects, developments, etc with name of project, start and finished dates, completed value, locations, etc., and attach expanded resumes of the main team members when you return this form.

20. Provide a detailed list of all funds invested to date, with dates, amounts, purpose, etc. Include land, permits, approvals, architectural, engineering, legal, hard costs, any expense directly related to the project, and that you can fully document to a funding source.

21. List any appraisals completed with date and amount of appraised value. Is this “as is value” or “will be when developed value”, raw land only, etc

22. Are you prepared to furnish an appraisal if requested to the funding source if a new or more recent appraisal is required?

23. What type of financing are you seeking? Our sources include straight debt, joint venture, and combination programs.

24. Project Specifics

Describe any pre-sales if any, amounts of deposit, and use of deposits to date, escrowed spent on project, etc.

25. List all permits obtained, and list all permits still required, if fully approved, and ready to commence construction, just state that

26. List all persons, shareholders, employees, attorneys, etc that will receive the information identifying a potential lender, programs, guidelines, rates and terms. Include their name, contact information, and position on your team. These people will also be required to sign the NCND between project and MCR.

27. What additional funds can borrower inject into project if required, to meet funding source requirements, closing costs, etc. and for any closing fees not included in the loan? All legitimate funding programs will require the project to have access to, and to prove a specific amount of liquid capital that can be used for closing costs, escrow, etc. They use these funds for a variety of things, including deposits on the legal fee or closing costs of providing you're funding, escrowed to prove your ability to complete the project, to determine if the funding offered will be straight debt, or joint venture, and simply put, to stop you from shopping the funding around the internet, etc. These fees are never paid up front with our lending sources, but when the appropriate time comes, after you have met with the source in person, discussed the program, received a firm commitment, verified the sources ability to fund, past projects funded, and accepted their offer, all programs require a fee of some kind. We control the sources we submit the project too based on your liquidity and ability to meet program requirements. Please describe in detail and discuss your ability candidly, if you are truly “All In” and have zero liquidity, just say so, we will have funding sources available for your project, and can discuss using a “third party” bridge funder or investor to meet requirements if you are unable to meet required costs for a verified lender.

What is your total liquidity? _____ What portion are you willing to put into the project?

28. What other security can you provide to meet lenders requirements in the form of a bank guarantee, escrow collateral, letter of credit, personal guarantee, bond on the project, major contractor bonding, etc.

29. What is the source and amount of funds available to meet loan payment obligations and service the mortgage during the construction phase? Will your project need an interest abatement or interest free period during construction?

After the construction phase?

30. What is your exit strategy that will make the project happen and repay the loan? Be specific, if you do not meet sales projections for any reason, how will you pay the loan payments in the worst case scenario.

31. In your opinion, what truly sets your project apart from the competition? Have you developed a competitive advantage in your development process that will allow you to capture sales, customers, closings etc in comparison to the competition?

32. List any other detail that you believe the funding source needs to clearly understand to make the funding decision? Any "X" factors you have or will create to uniquely position, market, and sell the project, repay the loan?

33. What have been your financing efforts so far, with whom, and what were the results? The firms you list here will not be contacted by Solutions under any conditions.

34. Are there any third party reports other than an appraisal, including market study, feasibility study, construction bids, etc?

35. Funding sources often place special emphasis on elements of the project that may increase your ability to be funded, reduce your interest rate, etc. Please describe.....

Humanitarian elements of your project, components that will benefit local population, create jobs, aid the local citizens.

Green planning, construction, materials, energy consumption, management, etc

36. List all years that you have Corporate Financial Stmts available?

Personal financial statements?

Tax returns?

37. Are you represented by a broker(s) bringing this transaction to Solutions , if so please list them, with name, contact info, email address, and describe any fee agreement you have in place with the broker(s)? Attach a copy of the fee agreements you have in place when returning this questionnaire.

38. What is the combined new Worth, estimated of the principle share holders? Our sources are typically non- recourse, with the project being the collateral, but lenders need to know the developers current financial status and ability to carry the project forward beyond the projected fund amount to determine if the funding will be straight debt or a joint venture offer from the lender.

39. What is the FICO score of the principle borrower?

40. Solutions Project Funding SA is the premier project and energy funding firm in Latin America, the Caribbean, and qualified projects globally. We only engage on projects that we have reviewed, analyzed, clearly understand, and believe we can fund from one of our verified sources, or via our own direct investment. Because of the time required to present, analyze, submit, discuss, and get you to the funding table, we do not engage on any projects without an exclusive representation agreement for the period of time we estimate it will take to fund your project. Our engagement may be terminated at any time without penalty if the client is not satisfied with progress, funding offers, etc. If you believe you have viable offers on the table, we request that you wait to contact our firm until you are willing to work with us exclusively. We do accept referrals from professional, verified brokers that seek our expertise and are realistic in commission expectations for the referral. You will have the opportunity to discuss our programs, requirements, funded projects, etc., prior to engaging our firm. We do not engage without being your exclusive representative. Are you prepared to enter into an exclusive agreement after you have verified our abilities and process? Our funding agreement may be terminated at any time you do not believe we are making sufficient progress per the terms and conditions of the agreement.

40. The person signing below should be the authorized representative for the project, and the lead person to discuss programs with funding sources, etc.

Borrower Signature

Print Name Clearly

Borrower Signature
Clearly

Print Name

Borrower Signature

Print Name Clearly

Agreed and Accepted by Solutions Project Funding, SA

David L. Ingram, CEO