

# Songbird Villas

## Interest List and Procedures (updated 8/25/07)

Thank you for your interest in Songbird Villas. The following steps have been established to provide prospective homebuyers with fair and honest service.

**Step One:** Call or visit Grand Vista Realty request a brochure package with interest form or complete the online interest form (follow online procedures).

**Step Two:** Prospective buyers must then mail back to Songbird Villas their completed Interest List sheet (or complete online interest form) and pre-qualification to: *Attn Songbird Villas, co Grand Vista Realty, 12241 Industrial Blvd., Ste 103, Victorville, CA 92395* Pre-qualification provided by Pony Express Loans. *Seller does not require Buyers to close with Sellers preferred lender.*

**Step Three:** When Songbird Villas has received your completed Interest List sheet and pre-qualification application your name will be placed on our Interest List. As of this time we are only taking information from home buyers to put them on our interest list. Home buyers will be contacted by Songbird Villas and lender at a later date prior to taking reservation deposit.

**Step Four:** Once pre-qualified by Songbird Villas preferred lender, buyers will be eligible to place a reservation deposit to hold their new home. Prospective buyers will be contacted by a Songbird Villas sales representative for an appointment to process their reservation. Be prepared to leave a deposit in the amount of \$1500 on the release date/ date of your appointment. If you are not present for your appointment, and have not rescheduled for a new appointment time, or you have not notified a sales representative that you wish to defer until the next phase, your name will be removed from the interest list. At the end of five calendar days any remaining homes will be sold to the General Public.

**Step Five:** Once the reservation is converted to a purchase agreement, we have made it our policy to have all buyers complete their full loan application with all documentation (if not done already) to the sellers preferred lender for a full loan approval. A full loan approval must be completed within 30 days. *Songbird Villas does not require Buyers to close with Sellers preferred lender.*

Songbird Villas does not permit ANY transfers, assignees, or exchanges of names on Songbird Villas Interest List, reservation deposit, or purchase agreements. Names of persons entered on Interest List must match the names of persons signing all other paperwork and or agreements.

Songbird Villas reserves the right to pre-sell any home prior to its offering to the name(s) entered on the Interest List or General Public, to its trade contractors, affiliates, employees, and associates. Songbird Villas makes its homes available for sale to all persons without regard to race, national origin, color, or religion.

Songbird Villas reserves the right to refuse to sell to any person(s), for any reason. Seller also reserves the right to change or alter the method of sales and marketing procedures for existing or future phases without notice. Songbird Villas reserves the right to give preference to buyers that will be occupying their home. The above outline does not represent a commitment to sell and subject to change without notice.

Sales priority will be given to those buyers with no contingencies. To have no contingencies means that you can provide proof of funds to close escrow without having to sell other real estate or anything else, and that you agree to do so.

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## Interest List

\*First Name \_\_\_\_\_ \*Last Name \_\_\_\_\_

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Mailing Address1 \_\_\_\_\_

Mailing Address2 \_\_\_\_\_

\*City \_\_\_\_\_ \*St \_\_\_\_\_ \*Zip \_\_\_\_\_

\*Phone \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

\*Email \_\_\_\_\_

Number From 1 up to 4 Plans, in order of Preferred Interest.

(only put a number next to plans that you are interested in)

Plan 1-1315 sqft 3Bd 2Bth

Plan 3-1721 sqft 3Bd 2Bth

Plan 2-1482 sqft 3Bd 2Bth

Plan 4-1810 sqft 3Bd 2Bth

Have you been Pre-Qualified? Yes or No

If yes, Qualified for Sales Price \$ \_\_\_\_\_ Loan Amount \$ \_\_\_\_\_

Circle Type of Loan FHA, VA or Conventional Term 30yr, 20yr 15yr Other \_\_\_\_\_ Rate \_\_\_\_\_

Qualified with what Lender? \_\_\_\_\_

Lender's Agent? \_\_\_\_\_

Lender's Phone#? \_\_\_\_\_

Comments: \_\_\_\_\_

### **FAX FOR QUICKER RESPONSE**

**Use Our Preferred Lender(s) and Receive Borrower's Closing Cost Incentives.**

**Phone (760) 955-0003 \* Fax (760) 955-0015**

**Mail Interest Form with PreQual Form to:**

**Songbird Villas, c/o Grand Vista Realty 12241 Industrial Blvd., Ste 103, Victorville, CA 92395**



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## Pony Express Loans Pre-Qual Sheet



(760) 955-0022 \* (800) 889-0085 \* (760) 955-0015 Fax

Pre-Qual Taken By \_\_\_\_\_ Phone #: 760-955-0022 Fax: 760-955-0015 Email \_\_\_\_\_

<b>Borrower:</b>		<b>CoBorrower:</b>	
Address:		Address:	
City:	ST Zip	City:	ST Zip
Home Phone:		Home Phone:	
Work Phone:		Work Phone:	
Other:		Other #:	
Email:		Email:	
		<b>Same as Borrower Y/N</b>	
How Long at Current Address?		How Long at Current Address?	
Rent/Own	Mo. Pmt\$ PITI Y/N	Rent/Own	Mo. Pmt\$ PITI Y/N
Taxes Yr \$	Insurance Yr \$	Taxes Yr \$	Insurance Yr \$
Mo. Assoc. Dues \$		Mo. Assoc. Dues \$	
If Renting, Can You Provide 12mo Cancelled Chks / Money receipts? Y / N		If Renting, Can You Provide 12mo Cancelled Chks / Money receipts? Y / N	
B-Employed By:		CoB-Employed By:	
Position:		Position:	
How Long	Self Employed: Y/N	How Long	Self Employed: Y/N
W2 Employee Gross Monthly Income \$		W2 Employee Gross Monthly Income \$	
If Self EmPLY, Average Net Income Last 2 Yrs Per. Tax Return \$		If Self EmPLY, Average Net Income Last 2 Yrs Per. Tax Return \$	
Soc Sec #	DOB / /	Soc Sec #	DOB / /
Job Gaps for more than 30 Days in last 2 yrs? Y/N		Job Gaps for more than 30 Days in last 2 yrs? Y/N	
Other Income/Describe \$		Other Income/Describe \$	
Credit Concerns?		Credit Concerns?	
Bankruptcy: Y/N	Discharge Date: / /	Bankruptcy: Y/N	Discharge Date: / /
Foreclosure: Y/N Date:		Foreclosure: Y/N Date:	
Judgments/Collections/Lates:		Judgments/Collections/Lates:	
<b>Loan Information</b>			
Preferred Term: Adj. 15yr 30yr		Property Type: SFR, Units___, Condo___Stories Mobile Home Age, Land Acres	
How long do you plan on keeping property? yrs		If property is commercial, describe?	
<b>Purchase Information</b>			
Est. Purchase Price:			
Est. Down Payment:			
Total Available Funds for Transaction \$			
Liquid Funds Deposited for at Least 60 Days \$			
Source of Down Gift / Bank Accts / Sale of Home/ or Other?			
<b>Notes</b>			
Preferred Plan?			
<b>AUTHORIZATION TO RELEASE AND OBTAIN INFORMATION</b>			
I/We hereby authorize Pony Express Loans and Investments and/or its affiliates to obtain any and all information and documentation necessary for the processing of this loan. Such information and documentation includes, but is not limited to, employment history and income; bank, money market and similar account balances and credit history. This application is not an obligation or contract to buy or sell real estate. This is not a commitment to lend.			
Borrowers Signature:		Co Borrowers Signature:	
Date:		Date:	