

## Commercial Loan Application

## I. PERSONAL OR BORROWING ENTITY INFORMATION

Complete this section for all guarantors and spouse or non-spouse, if applicable. (Attach additional sheets if needed.)

Additional guarantors must complete sections I, V - XI

Borrower is an: ☐ Individual(s) ☐ EntityBorrowing entity is a: ☐ Corporation (C Corp) ☐ LLC ☐ LP/LLP ☐ S Corp ☐ Other:

Borrowing Entity Name: Date Formed: Tax ID:

Any individual who owns 25% or more of the borrowing entity is required to be a guarantor of the loan.

Please list ALL additional owners below or attach organization chart.

Name	Ownership	On Title	Is the structure of the entity changing as part of the loan transaction? <input type="checkbox"/> Yes <input type="checkbox"/> No
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please describe:
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Borrower Name:			Co-Borrower Name:				
Social Security #:	Date of Birth:		Social Security #:	Date of Birth:			
Marital Status:	<input type="checkbox"/> Married	<input type="checkbox"/> Single	<input type="checkbox"/> Divorced	Marital Status:	<input type="checkbox"/> Married	<input type="checkbox"/> Single	<input type="checkbox"/> Divorced
Address 1:			Address 1:				
Address 2:			Address 2:				
City:	State:	Zip:	City:	State:	Zip:		
Phone Number:			Phone Number:				
Email Address:			Email Address:				

## II. LOAN REQUEST

Commercial Mortgage Type Applied For: ☐ Investor ☐ Owner-OccupiedLoan Purpose: ☐ Purchase ☐ Refinance ☐ Cash-out Refinance Amortization: ☐ 15 Years ☐ 20 Years ☐ 25 Years ☐ 30 Years

Requested Loan Amount: Requested Interest Rate %: \_\_\_\_\_

Loan Program ☐ 5 Year ☐ 7 Year Prepayment Type: ☐ 5% for 3 Years ☐ 5% for 5 Years ☐ Declining 5%, 4%, 3%, 2%, 1%

<u>If a Purchase:</u>	<u>If a Refinance:</u>	<u>Subject Property Cash Flow:</u>
Purchase Contract Expires:	Original Purchase Date:	Actual Rents in Place (annualized): \$
Purchase Price: \$	Original Purchase Price: \$	Less Actual Expenses (annualized): \$
Amount of Down Payment: \$	Cost of Improvements Made*: \$	Equals Net Op. Income (annualized): \$ 0
	Current Lender:	Gross Annual Rent of Largest Tenant: \$
	Interest Rate %:	Annual Property & Liability Insurance Premium: \$
	Monthly Payment: \$	Annual Property Taxes: \$
	Pay-Off Mortgage 1: \$	(*Please do not include mortgage payment or depreciation as a part of the Actual Expenses above.)
	Pay-Off Mortgage 2: \$	
	Pay-Off Outstanding Taxes/Others: \$	
	Cash Out: \$	
	Cash Out Description:	
	Is the property subject to any additional liens, encumbrances or restrictions? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	If yes, please explain:	

III. SUBJECT PROPERTY INFORMATION				
Subject Property Address:				
City:		State:	Zip:	Year Built:
Description of Subject Property (attach description if necessary):				
Commercial Property Type:				
<input type="checkbox"/> Multifamily	<input type="checkbox"/> Mixed Use (>50% Residential)	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Retail	<input type="checkbox"/> Restaurants
<input type="checkbox"/> Mobile Home Parks	<input type="checkbox"/> Mixed Use (<50% Residential)	<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Bars
<input type="checkbox"/> Automotive	<input type="checkbox"/> Self Storage	<input type="checkbox"/> Daycare Center	<input type="checkbox"/> Other	
1-4 Investment Property Type:				
<input type="checkbox"/> Single Family Residence	<input type="checkbox"/> Residential Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multifamily 2-4 Unit	<input type="checkbox"/> PUD
Does the property have?				
<input type="checkbox"/> Underground or above ground storage tanks				
<input type="checkbox"/> Automotive repair uses				
<input type="checkbox"/> Ongoing environmental remediation				
<input type="checkbox"/> Hazardous material handling/Licensing				
<input type="checkbox"/> On-site dry cleaner				
<input type="checkbox"/> A prior Phase 1 report available				
<input type="checkbox"/> N/A				
Estimated Value of Real Estate: \$				
Source of Value Estimate:				
<input type="checkbox"/> Appraisal				
<input type="checkbox"/> Estimate				
<input type="checkbox"/> Sales Price (if purchase)				
Owner Occupied:		Owner Occupancy %:		
<input type="checkbox"/> Yes <input type="checkbox"/> No				
Yrs. of Investor Experience:		Number of Buildings:		
Number of Units:		Building Sq. Footage:		
Number of Units Occupied:		Land Sq. Footage:		
IV. BUSINESS INFORMATION				
Please complete if you are Self-Employed or the Borrower is a Business Entity.				
Business Name:				
Address:				
City:		State:	Zip:	
Years as Business Owner:				
Will this business occupy the subject property?				
<input type="checkbox"/> Yes <input type="checkbox"/> No				
Type of Business:				
<input type="checkbox"/> Corporation (C Corp)				
<input type="checkbox"/> LLC				
<input type="checkbox"/> LP/LLP				
<input type="checkbox"/> S Corp				
<input type="checkbox"/> Other				
Tax Year 1 20__		Business Income		
a. Annual Revenues:		\$		
b. Annual Expenses:		\$		
(Exclude depreciation)		(Exclude depreciation)		
Net Operating Income (A-B)		\$ 0		
Tax Year 2 20__		Business Income		
a. Annual Revenues:		\$		
b. Annual Expenses:		\$		
(Exclude depreciation)		(Exclude depreciation)		
Net Operating Income (A-B)		\$ 0		
V. EMPLOYMENT INFORMATION				
Self Employed:		Self Employed:		
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		
Years on the Job:		Years on the Job:		
VI. ANNUAL INCOME AND COMBINED HOUSING EXPENSE INFORMATION				
Net ANNUAL Income:	Borrower	Co-Borrower	Combined MONTHLY Housing Expenses (for Primary Residence only)	
Total Income:	\$	\$	Total Monthly Housing:	\$
VII. ASSETS AND LIABILITIES				
Assets		Liabilities		
Total Assets:	\$	Total Liabilities:	\$	
Total Cash Available:	\$	Net Worth:	\$ 0	
(Savings and Checking)				

VIII. PERSONAL DECLARATIONS		
If you answer "Yes" to any questions A through F, please provide a separate explanation.	<b>Borrower</b>	<b>Co-Borrower</b>
A. Are there any outstanding judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Have you declared bankruptcy within the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. Are you party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan guarantee?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
H. If applicable, do you intend to occupy the property as your primary housing residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
I. Have you been convicted of a felony within the past 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
J. Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
K. Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered no to questions J and K, please provide visa status:		
IX. BUSINESS DECLARATIONS		
Please select N/A if you are closing as an individual and your business is not going to occupy the subject property.		
Neither my business, nor any principal of my business has declared bankruptcy in the last 4 years.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A	
Neither my business, nor any principle of my business is a party to any lawsuit.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A	
My business has never defaulted on any Federal debt including SBA loans.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A	
No principle of my business has had a property foreclosed within the past 4 years.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A	
The business has neither been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A	
Please explain any declaration with "false" response or provide documentation:		
X. GENERAL AUTHORIZATION		
I HEREBY AUTHORIZE LENDER TO VERIFY ANY AND ALL INFORMATION PROVIDED OR REQUESTED WITH THIS APPLICATION, INCLUDING BUT NOT LIMITED TO MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.		
I UNDERSTAND THAT FALSE INFORMATION AND STATEMENTS MAY RESULT IN POSSIBLE PROSECUTION UNDER FEDERAL AND STATE LAWS. FURTHER, I UNDERSTAND THAT MY INFORMATION WILL BE SCRUBBED AGAINST THE OFAC, SDN LISTS, EXCLUSIONARY AND OTHER LISTS TO CONFIRM COMPLIANCE WITH THE US PATRIOT ACT, COUNTER-TERRORISM REGULATIONS AND BSA/AML REGULATIONS.		
I CERTIFY BY SIGNING BELOW THAT THIS IS NOT AN APPROVAL OR COMMITMENT TO LEND AND THAT I MAY BY DENIED AT ANY TIME DURING THE PROCESS FOR REASONS INCLUDING BUT NOT LIMITED TO CREDIT WORTHINESS SUCH AS; COLLATERAL ISSUES, BUSINESS PRACTICES OR UNSTABLE GOVERNMENT/POLITICAL CLIMATE WITHIN A COUNTRY.		
<b>Applicant</b>		
I AUTHORIZE LENDER TO MAKE ALL INQUIRES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS.		
Applicant Authorization/Signature: _____ Social Sec. #: _____ Date: _____		
<b>Co-Applicant</b>		
I AUTHORIZE LENDER TO MAKE ALL INQUIRES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS.		
Co-Applicant Authorization/Signature: _____ Social Sec. #: _____ Date: _____		