

Loan Application

This Form Can Be Completed Electronically Using Adobe Acrobat



Applicant Name (First, Middle, Last)			
Requested Loan Amount	Current Value (Cost, if Const.)	Term	Close Date

Business Plan

Loan Exit Strategy

PURPOSE OF TRANSACTION	ACQUISITION				
	Sales Price	Cash Down Payment	Source of Equity Funds (cash down payment and/or other - explain)		
	Subordinate Loan Amount	Subordinate Lender	Terms		
	REFINANCE			Describe Significant Improvements During Ownership & Cost	
	Funds to be Used to Pay ▼	Purchase Date	Purchase Price		
	Existing First TD Balance	First TD Lender	1st TD Terms		
	Existing 2nd TD Balance	2nd TD Lender	2nd TD Terms		
	Remaining Funds to be used for:				
	CONSTRUCTION LOAN			# of Months to Complete	Estimated Value Upon Completion
	Date Land Acquired	Land Cost	Existing Lien(s)	Existing Lender(s)	
	USE OF FUNDS ▼		SOURCE OF FUNDS ▼		Attach copies of plans, renderings, site plans, soils report, construction budget & contract, project proforma, breakdown of land development costs, info on past projects and developer/contractor resumes
	Pay Existing Liens	\$	Loan Applied For	\$	
	Land Development Costs	\$	Funds Invested by Owner	\$	
	Direct Construction Costs	\$	Other	\$	
	Indirect Construction Costs	\$		\$	
Total: \$		Total: \$			
General Contractor (attach Resume)		Explain Source of Funds			
Permit Status	Proposed Sq Ft	Developer's Previous Projects (or Attach Track Record)			

PROPERTY INFORMATION	SUBJECT PROPERTY									
	Title is in: Fee Simple Leasehold		Property Type and Description							
	Street Address			City		County		State	Zip	
	APN# (s)		Zoning	Bldg SF	Lot Size (SF)	# Buildings	# Stories	# Units	# Parking	Yr. Built
	Attach Rent Roll and Op. Statements (Last 2 Yrs)				In-Place			Proforma Projection		
	Gross Scheduled Income				\$ _____			\$ _____		
	Other Income (Laundry, Vending, CAM, etc.)				\$ _____			\$ _____		
	Total Gross Potential Income				\$ _____			\$ _____		
	Less Vacancy %:		% _____	\$ _____			% _____	\$ _____		
	Less Operating Expenses (Not Incl. Debt Svc)		% _____	\$ _____			% _____	\$ _____		
Net Operating Income				\$ _____			\$ _____			

ADDITIONAL PROPERTY INFO	MULTIFAMILY		OFFICE, INDUSTRIAL & RETAIL		
	% Occupied	Is Project Subject to Rent Control Yes No	Total Occupied Sq Ft	Total Rentable SF	Average Lease Rate
	Apartments are Rented	# Units	Lease Type		
	Furnished	_____	Modified Gross	Industrial Gross	
	Unfurnished	_____	NNN	MTM	
	Total # Section 8 (HUD) units	_____	NN	Other	
			N	Mixed	
	Utilities Included In Rent		Other: _____		
	Water	Gas			
	Electricity	Heat or A/C			
SINGLE FAMILY		LAND			
# Beds/Baths	Is Property on a Busy Street? Yes No	Current Use	Entitlement Status		
View(s), if Any	Is Property Owner-Occupied? Yes No	Proposed/Entitled Use	Entitlement Expiration		

BORROWING ENTITY	BORROWER(S)				
	Title Will Be Vested In:				Tax ID #
	Individual (s)	Corporation	Limited Partnership	Revocable Trust	LLC
	Guarantor	S Corporation	General Partnership	Irrevocable Trust	Other
	Other: _____				
	Address of Borrowing Entity		City	State	Zip Code
	Billing Contact Name		Billing Email	Billing Phone 1	Billing Phone 2
	Billing Address		City	State	Zip Code
	List below names of : Individual borrowers, general partners; If partnership, or; officers, if corporation. Please indicate % ownership of individual or multiple individuals owning 20% or more, if applicable.				
		Name	% Ownership	Guarantor?	Estimated FICO
1			Yes No		
2			Yes No		
3			Yes No		
4			Yes No		
Signature, Title		Date	Signature, Title		
Signature, Title		Date	Signature, Title		
Signature, Title		Date	Signature, Title		
Signature, Title		Date	Signature, Title		

PRINCIPALS, GUARANTORS

Individual Personal Financial Statement



This Form Can Be Completed Electronically Using Adobe Acrobat

Individual: _____ Social Sec. #: _____ - _____ - _____ Individual Address: _____ _____ City: _____ State: _____ Zip: _____ Phone : _____ Marital Status: Married Not Married	Spouse (If Applicable): _____ Social Sec. #: _____ - _____ - _____ Spouse Address: _____ _____ City: _____ State: _____ Zip: _____ Phone : _____
Role In Borrowing Entity (Individual, Borrower, Guarantor, etc.): Individual (s) General Partner Guarantor Managing Member Member Shareholder President Trustee Trust Co-Borrower *Other *Other: _____	
Years As Business Owner / Investor: _____ % Owned Of Borrowing Entity: _____	

EMPLOYMENT INFORMATION

Individual: Employer: _____ Employer Address: _____ _____ City: _____ State: _____ Zip: _____ Self-Employed: Yes: No: Position/Title: _____ Type Of Business: _____ Years On This Job: _____ Years In This Line of Work: _____	Spouse (If Applicable) Employer: _____ Employer Address: _____ _____ City: _____ State: _____ Zip: _____ Self-Employed: Yes: No: Position/Title: _____ Type Of Business: _____ Years On This Job: _____ Years In This Line Of Work: _____
---	--

MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Primary Residence: Own Rent # Of Years: _____			Combined Monthly Housing Expense (For Primary Residence Only)		
	Individual:	Spouse:	Total:		
Gross Monthly Income					
A. Base Employee Income:	\$ _____	\$ _____	\$ _____	A. Rent:	\$ _____
B. Overtime:	\$ _____	\$ _____	\$ _____	B. First Mortgage (P & I):	\$ _____
C. Bonuses:	\$ _____	\$ _____	\$ _____	C. Other Financing (P & I):	\$ _____
D. Commissions:	\$ _____	\$ _____	\$ _____	D. Hazard Insurance:	\$ _____
E. Dividends/Interest:	\$ _____	\$ _____	\$ _____	E. Real Estate Taxes:	\$ _____
F. Net Rental Income:	\$ _____	\$ _____	\$ _____	F. Mortgage Insurance:	\$ _____
G. Other Income*:	\$ _____	\$ _____	\$ _____	G. Homeowner Assoc:	\$ _____
Total:	\$ _____	\$ _____	\$ _____	H. Other:	\$ _____
* Describe Other Income:			Total:	\$ _____	

PERSONAL ASSETS

Cash Deposit Toward Purchase Held By (If Applicable): _____ Account Balance: \$ _____

LIST ALL FINANCIAL ACCOUNTS BELOW

Financial Institution/Acct #: _____ Joint Account: _____ Account Balance: \$ _____

Financial Institution/Acct #: _____ Joint Account: _____ Account Balance: \$ _____

Financial Institution/Acct #: _____ Joint Account: _____ Account Balance: \$ _____

Financial Institution/Acct #: _____ Joint Account: _____ Account Balance: \$ _____

Financial Institution/Acct #: _____ Joint Account: _____ Account Balance: \$ _____

Financial Institution/Acct #: _____ Joint Account: _____ Account Balance: \$ _____

Stocks & Bonds: _____ Joint Account: _____ Account Balance: \$ _____

Stocks & Bonds: _____ Joint Account: _____ Account Value: \$ _____

Life Insurance Net Cash Value _____ \$ _____

Net Real Estate Equity - Attach Schedule of Real Estate \$ _____

Vested Interest In Retirement Fund _____ \$ _____

Net Worth Of Business Owned (Attach Financial Statement) _____ \$ _____

Personal Property Including Automobiles _____ \$ _____

Other Assets (itemize): _____ \$ _____

Other Assets (itemize): _____ \$ _____

Total Assets: \$ _____

PERSONAL LIABILITIES

LIABILITIES (REAL ESTATE) - ATTACH COMPLETED SCHEDULE OF REAL ESTATE OWNED

LIABILITIES - OTHER THAN REAL ESTATE

	Balance	Monthly Payment
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____
Creditor Name/Acct #: _____	\$ _____	\$ _____

Total Liabilities: \$ _____

APPLICANT NET WORTH (TOTAL ASSETS LESS LIABILITIES): \$ _____

PERSONAL DECLARATIONS

If you answer "Yes" to any questions A through F, please provide a separate explanation.

Guarantor		Spouse	
Yes	No	Yes	No

- a. Are there any outstanding judgments against you?
- b. Have you declared bankruptcy within the last 10 years?
- c. Have you had property foreclosed upon or given deed in lieu thereof in the last 10 yrs?
- d. Are you party to a lawsuit? If yes, explain: _____
- e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment?
- f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation bond or loan guarantee?
- g. Are you obligated to pay alimony, child support or separate maintenance?
- h. Is any part of the down payment borrowed? (N/A for refinances)
- i. If applicable, do you intend to occupy the property as your primary housing residence?
- j. Are you a U.S. citizen?
- k. Are you a permanent resident alien?

CREDIT AUTHORIZATION

I HEREBY AUTHORIZE LENDER TO VERIFY MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.

I FURTHER AUTHORIZE LENDER TO ORDER A CREDIT REPORT AND VERIFY ALL OTHER CREDIT INFORMATION, INCLUDING PAST AND PRESENT MORTGAGE AND LANDLORD REFERENCES. IT IS UNDERSTOOD THAT A PHOTOCOPY IS DEEMED TO BE THE EQUIVALENT OF THE ORIGINAL HEREOF AND MAY BE USED AS A DUPLICATE ORIGINAL.

_____ Social Sec. # _____ - _____ - _____ Date: ____ - ____ - _____
 Applicant Authorization/Signature

_____ Social Sec. # _____ - _____ - _____ Date: ____ - ____ - _____
 Co-Applicant Authorization/Signature

This application is for a business purpose loan secured by commercial real estate. The above signed specifically acknowledge and agree that (1) the loan requested by this application will be secured by a first mortgage or deed of trust on the property described herein; (2) the property will not be used for any illegal or prohibited purposes or use; (3) all statements made in this application are made for the purpose of obtaining the loan indicated herein; (4) occupation of the property will be as indicated above; (5) verification or reverification of any information contained in the application may be made at any time by the Lender, its agents, successors and assigns either directly or through a credit reporting agency, from any source named in this application, and the original copy of this application will be retained by Lender, even if the loan is not approved; (6) the Lender, its agents, successors and assigns will rely on the information contained in the application and I/we have continuing obligation to amend and/or supplement the information provided in this application if any of the material facts which I/we have represented herein should change prior to closing; (7) in the event my/our payments on the loan indicated in this application become delinquent, the Lender its agents, successors and assigns, may, in addition to all their other rights and remedies, report my/our name(s) and account information to a credit reporting agency (8) ownership of the loan may be transferred to successors or assigns of the Lender without notice to me and/or the administration of the loan account may be transferred to an agent, successor or assign of the Lender with prior notice to me; (9) the Lender, its agents, successors and assigns make no representations of warranties, express or implied, to the Borrower(s) regarding the property, the condition of the property, or the value of the property;

I/we as signed above certify that the information provided in this loan application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation of the information contained in this application may result in civil liability and/or criminal penalties.



Schedule of Real Estate Owned

This Form Can Be Completed Electronically Using Adobe Acrobat

PRINT NAME(S):

	Property Street Address	Ownership Entity	% Owned	Property Type	Acq. Date	Original Cost	Market Value	Total of Mortgage Liens	Current Lender(s)	Net Rental Income
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
Totals: \$							\$	\$		

For additional properties, please duplicate this page and attach.

I (we) certify that the above information is true and accurate to the best of my (our) knowledge.

NET REAL ESTATE EQUITY
\$

Applicant Signature

Date