

# COMMERCIAL REAL ESTATE LOAN APPLICATION

PERSONAL INFORMATION			
Guarantor Name:		Co- Guarantor Name:	
Guarantor E-mail:		Co- Guarantor E-mail:	
Street Address:		Street Address:	
City, State, ZIP:		City, State, ZIP:	
Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced		Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced	
Borrower(s) is an: <input type="checkbox"/> Individual(s) <input type="checkbox"/> Entity			
Borrowing Entity is an: <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 ID Number:
Name of Borrowing Entity (Name(s) in which title will be held):			
Is the structure of the entity changing as part of the loan transaction? <input type="checkbox"/> Yes <input type="checkbox"/> No    If yes, please describe:			
SUBJECT PROPERTY INFORMATION			
Address:		City:	State:        Zip:
Property Contact Name:		Property Contact Phone Number:	
<b>Commercial Property Type: (Choose one)</b>  <input type="checkbox"/> Multifamily <input type="checkbox"/> Mixed Use (>50% Residential) <input type="checkbox"/> Office <input type="checkbox"/> Warehouse <input type="checkbox"/> Mixed Use (>50% Commercial) <input type="checkbox"/> Retail <input type="checkbox"/> Self Storage <input type="checkbox"/> Light Industrial <input type="checkbox"/> Bar <input type="checkbox"/> Automotive <input type="checkbox"/> Mobile Home Park <input type="checkbox"/> Other <input type="checkbox"/> Restaurant <input type="checkbox"/> Daycare Center  <b>1-4 Investment Property Type: (Choose one)</b>  <input type="checkbox"/> Residential Condo <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Townhouse <input type="checkbox"/> Multifamily 2-4 Unit <input type="checkbox"/> PUD		Estimated Value of Real Estate:    \$ _____ Source of Value Estimate (Choose One): <input type="checkbox"/> Appraisal <input type="checkbox"/> Estimate <input type="checkbox"/> Sales Price (if purchase)  Owner Occupied: <input type="checkbox"/> Yes <input type="checkbox"/> No            Owner Occupancy %: _____  Yrs. of Investor Experience: _____        Number of Bldgs.: _____  Number of Units: _____            Number of Units Occupied: _____  Bldg. Sq. Footage: _____            Land Sq. Footage: _____	
<b><u>If a Purchase:</u></b>  Purchase Contract Expires: _____ Purchase Price:            \$ _____ Subordinate or Seller Financing: _____ \$ Down Payment Available        _____		<b><u>If a Refinance:</u></b>  Original Purchase Date: _____ Original Purchase Price:        \$ _____ Cost of Improvements Made*:    \$ _____ Current Lender: _____ Interest Rate:                    _____ % Monthly Payment:                \$ _____ Pay-Off Mortgage 1:                \$ _____ Pay-Off Mortgage 2:                \$ _____ Pay-Off Outstanding Taxes/Other \$ _____ Cash Out:                        \$ _____	
<b><u>Subject Property Cash Flow:</u></b>  Actual Rents in Place (annualized):    \$ _____ Less Actual Expenses* (annualized): \$ _____ Equals Net Op. Income (annualized): \$ _____ Gross Annual Rent of Largest Tenant: \$ _____ Annual Property & Liability Insurance Premium: \$ _____ Annual Property Taxes: \$ _____  (*Please do not include mortgage payment or depreciation in your expense number.)			

**Please E-mail to:**

**Phone Number:**

BUSINESS INFORMATION																			
<p><b>Please complete if you are Self-Employed or the Borrower is a Business Entity</b></p> <p>Business Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Years as Business Owner: _____</p> <p>Will this business occupy the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of Business: <input type="checkbox"/> Corporation (C Corp.) <input type="checkbox"/> LLC <input type="checkbox"/> LP/LLP</p> <p><input type="checkbox"/> S Corp. <input type="checkbox"/> Other</p>	<p><b>Any individual who owns 25% or more of the business is required to be a guarantor of the loan. Please list ALL additional owners below. (Choose Yes or No)</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Name</th> <th style="text-align: left; border-bottom: 1px solid black;">Ownership</th> <th style="text-align: left; border-bottom: 1px solid black;">On Title</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">_____ %</td> <td style="border-bottom: 1px solid black;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">_____ %</td> <td style="border-bottom: 1px solid black;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">_____ %</td> <td style="border-bottom: 1px solid black;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">_____ %</td> <td style="border-bottom: 1px solid black;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">_____ %</td> <td style="border-bottom: 1px solid black;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </tbody> </table>	Name	Ownership	On Title	_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<p><b>Tax Year 1 20____ Business Income:</b></p> <p>a. Annual Revenues: \$ _____</p> <p>b. Annual Expenses: \$ _____  <small>(*Please do not include mortgage payment or depreciation in your expense number.)</small></p> <p><b>Net Operating Income (A-B)</b> \$ _____</p>	<p><b>Tax Year 2 20____ Business Income:</b></p> <p>a. Annual Revenues: \$ _____</p> <p>b. Annual Expenses: \$ _____  <small>(*Please do not include mortgage payment or depreciation in your expense number.)</small></p> <p><b>Net Operating Income (A-B)</b> \$ _____</p>																		

BUSINESS LIABILITIES							
<p>List all liabilities that are paid by the business but may appear on your personal credit report; for example, car payments or equipment leases. This may be used to reduce the personal debt-to-income ratio and enhance your eligibility profile.</p>							
Creditor Name	Balance	Monthly Payment	Original Date	Original Amount	Interest Rate	Maturity Date	Collateral
_____	\$ _____	\$ _____	_____	\$ _____	_____ %	_____	_____
_____	\$ _____	\$ _____	_____	\$ _____	_____ %	_____	_____
_____	\$ _____	\$ _____	_____	\$ _____	_____ %	_____	_____

PERSONAL DECLARATIONS
<p>Have you been convicted of a felony within the past 10 years? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>

BUSINESS DECLARATIONS
<p>Please select N/A if you are closing as an individual and your business is not going to occupy the subject property.</p>
<p>Neither my business, nor any principal of my business is a party to any lawsuit. <span style="float: right;"><input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A</span></p> <p>My business has never defaulted on any Federal debt including SBA loans. <span style="float: right;"><input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A</span></p> <p>No principal of my business has had a property foreclosed within the past 4 years. <span style="float: right;"><input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A</span></p> <p>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. <span style="float: right;"><input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A</span></p> <p>Please explain any declaration with a "False" response: _____</p>

ADDITIONAL COMMENTS

**Please E-mail to:**

**Phone Number:**

**GENERAL AUTHORIZATION**

I HEREBY AUTHORIZE \_\_\_\_\_ AND ITS AFFILIATES 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.

**Applicant**

I AUTHORIZE \_\_\_\_\_ AND ALL ITS AFFILIATES 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: \_\_\_\_\_

**Co-Applicant**

I AUTHORIZE \_\_\_\_\_ AND ALL ITS AFFILIATES 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: \_\_\_\_\_

**INFORMATION FOR GOVERNMENT MONITORING PURPOSES**

**The purpose of collecting this information** is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis or age or marital status information you provide on this application.

Instructions: You may select one or more "Hispanic or Latino" origins and one or more designations for "Race." If you do not wish to provide some or all of this information, select the applicable check box.

**BORROWER****ETHNICITY**

- ☐ Hispanic or Latino  
☐ Mexican ☐ Puerto Rican ☐ Cuban  
☐ Other Hispanic or Latino – Enter Origin: \_\_\_\_\_

Examples: Argentinian, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, etc.

- ☐ Not Hispanic or Latino  
☐ I do not wish to provide this information

**SEX:**

- ☐ Male  
☐ Female  
☐ I do not wish to provide this information

**RACE**

- ☐ American Indian or Alaska Native-  
 Enter name of entolled or principal tribe: \_\_\_\_\_

- ☐ Asian  
☐ Asian Indian ☐ Chinese ☐ Filipino  
☐ Japanese ☐ Korean ☐ Vietnamese  
 Other Asian – Enter race: \_\_\_\_\_

Ex: Hmong, Laotian, Thai, Pakistani, Cambodian, etc

- ☐ Black or African American  
☐ Native Hawaiian or Other Pacific Islander  
☐ Native Hawaiian ☐ Guamanian or Chamorro  
☐ Samoan ☐ Other Pacific Islander –

Enter race: \_\_\_\_\_

- ☐ White  
☐ I do not wish to provide this information

**CO-BORROWER****ETHNICITY**

- ☐ Hispanic or Latino  
☐ Mexican ☐ Puerto Rican ☐ Cuban  
☐ Other Hispanic or Latino – Enter Origin: \_\_\_\_\_

Examples: Argentinian, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, etc.

- ☐ Not Hispanic or Latino  
☐ I do not wish to provide this information

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- ☐ Male  
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**RACE**

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☐ Asian Indian ☐ Chinese ☐ Filipino  
☐ Japanese ☐ Korean ☐ Vietnamese  
 Other Asian – Enter race: \_\_\_\_\_

Ex: Hmong, Laotian, Thai, Pakistani, Cambodian, etc

- ☐ Black or African American  
☐ Native Hawaiian or Other Pacific Islander  
☐ Native Hawaiian ☐ Guamanian or Chamorro  
☐ Samoan ☐ Other Pacific Islander –

Enter race: \_\_\_\_\_

- ☐ White  
☐ I do not wish to provide this information

**THE DEMOGRAPHIC INFORMATION WAS PROVIDED THROUGH:**

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES  
 Was the sex of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES  
 Was the race of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES

**TO BE COMPLETED BY FINANCIAL INSTITUTION (FOR APPLICATION TAKEN IN PERSON):**

- ☐ Face-to-Face Interview (includes Electronic Media w/Video Component)  
☐ Telephone Interview  
☐ Fax or Mail  
☐ Email

**Please E-mail to:**

**Phone Number:**