

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

Will Borrower be an: ☐ Individual(s) ☐ Entity

Borrowing entity is a: ☐ Corporation (C Corp) ☐ LLC ☐ LP/LLP ☐ S Corp ☐ Other:

Borrowing Entity Name: Date Formed: Tax ID:

Please provide the vested owner according to the recorded deed:

Please list ALL owners below or attach organization chart. Ownership total must equal 100%. Please describe any intended changes to vesting and/or changes to the borrowing entity membership/ownership.

Name	Ownership	On Title	Is the ownership % consistent with the current operating agreement or bylaws? ☐ Yes ☐ No
	%	☐ Yes ☐ No	If yes, please describe:
	%	☐ Yes ☐ No	
	%	☐ Yes ☐ No	
	%	☐ Yes ☐ No	

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

Borrower Name:	Co-Borrower Name:
Social Security #: Date of Birth:	Social Security #: Date of Birth:
Marital Status: ☐ Married ☐ Single ☐ Divorced	Marital Status: ☐ Married ☐ Single ☐ Divorced
Address 1:	Address 1:
Address 2:	Address 2:
Residence Status: ☐ Owned ☐ Rented	Residence Status: ☐ Owned ☐ Rented
City: State: ZIP:	City: State: ZIP:
Phone Number:	Phone Number:
Email Address:	Email Address:

II. LOAN REQUEST

Commercial Mortgage Type Applied For: ☐ Investor ☐ Owner-Occupied

Loan Purpose: ☐ Purchase ☐ Refinance ☐ Cash-Out Refinance Amortization: ☐ 15 Years ☐ 25 Years ☐ 30 Years

Requested Loan Amount: \$ Requested Interest Rate: %

Loan Program: ☐ 5 Year ☐ 30 Year Fixed Prepayment Type: ☐ 5% for 3 Years ☐ 5% for 5 Years ☐ Declining 5%, 4%, 3%, 2%, 1%
☐ Declining 3%, 2%, 1% (1-4-unit investment loans only)

If a Purchase:	If a Refinance:	Subject Property Cash Flow:
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): \$
	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? ☐ Yes ☐ 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:

☐ Multifamily ☐ Mixed-Use (>50% Residential) ☐ Mixed-Use (<50% Residential) ☐ Warehouse ☐ Office ☐ Light Industrial
☐ Retail ☐ Mobile Home Park ☐ Automotive ☐ Self-Storage ☐ Other

1-4 Investment Property Type:

☐ Single Family Residence ☐ Townhouse ☐ Multifamily 2-4 Unit ☐ PUD ☐ Condominium

Does the property have? ☐ Underground or above ground storage tanks ☐ Automotive repair uses ☐ Ongoing environmental remediation
☐ Hazardous material handling/Licensing ☐ On-site dry cleaner ☐ A prior Phase 1 available ☐ N/A

Estimated Value of Real Estate: \$

Source of Value Estimate: ☐ Appraisal ☐ Estimate ☐ Sales Price (if purchase)Occupancy Type: ☐ Investment ☐ Owner Owner Occupancy % (Owner Occupied Loans Only):

Number of investment properties currently owned for 12 months or more: 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? ☐ Yes ☐ NoType of Business: ☐ Corporation (C Corp) ☐ LLC ☐ LP/LLP ☐ S Corp ☐ Other

YTD Business Income Tax Year 20____ Business Income

a. Annual Revenues: \$ a. Annual Revenues: \$

b. Annual Expenses: \$ b. Annual Expenses: \$
(Exclude depreciation) (Exclude depreciation)

Net Operating Income (A-B) \$ Net Operating Income (A-B) \$

V. EMPLOYMENT INFORMATIONSelf Employed: ☐ Yes ☐ No Self Employed: ☐ Yes ☐ No

Years on the Job: Years on the Job:

VI. ANNUAL PERSONAL INCOME AND MONTHLY LIABILITIES

Net ANNUAL Income	Borrower	Co-Borrower 2	Total MONTHLY Liabilities — List all personal and business liabilities (Example: car payments, equipment leases, and housing expenses)
Total Income:	\$	\$	\$

VII. ASSETS AND LIABILITIES

	Assets	Liabilities
Total Assets:	\$	\$
Total Cash Available: (Savings and Checking)	\$	\$

SCHEDULE OF REAL ESTATE OWNED

Property Address (enter S if sold, PS if pending sale or R if rental is being held for income)		Month/Year Acquired	Property Type	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Payments, Taxes & Misc.	Net Rental Income
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$	\$	\$	\$	\$	\$ 0
				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

VIII. PERSONAL DECLARATIONS

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

If you answer "Yes" to any questions A through H, please provide a separate explanation.		Borrower	Co-Borrower
A.	Are there any outstanding judgments against you?	☐ Yes ☐ No	☐ Yes ☐ No
B.	Have you declared bankruptcy within the last 3 years?	☐ Yes ☐ No	☐ Yes ☐ No
C.	Have you had property foreclosed upon or given title in lieu thereof in the last 3 years?	☐ Yes ☐ No	☐ Yes ☐ No
D.	Are you party to a lawsuit?	☐ Yes ☐ No	☐ Yes ☐ 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 3 years?	☐ Yes ☐ No	☐ Yes ☐ No
F.	Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, or loan guarantee?	☐ Yes ☐ No	☐ Yes ☐ No
G.	Are you presently in forbearance on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?	☐ Yes ☐ No	☐ Yes ☐ No
H.	Are you presently in a loan modification plan or have been in a loan modification plan in the previous 24 months?	☐ Yes ☐ No	☐ Yes ☐ No
I.	Are you obligated to pay alimony, child support, or separate maintenance?	☐ Yes ☐ No	☐ Yes ☐ No
J.	If applicable, do you intend to occupy the property as your primary housing residence?	☐ Yes ☐ No	☐ Yes ☐ No
K.	Have you been convicted of a felony within the past 10 years?	☐ Yes ☐ No	☐ Yes ☐ No
L.	Are you a U.S. citizen?	☐ Yes ☐ No	☐ Yes ☐ No
M.	Are you a permanent resident alien?	☐ Yes ☐ No	☐ Yes ☐ No

If you answered "No" to questions L and M, please provide visa status (only for borrowers applying for a loan for a 1-4 unit residential investment property as noted in Section III. Please contact your Account Executive for eligible visas):

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 past 4 years.	☐ True	☐ False	☐ N/A
Neither my business, nor any principal of my business is a party to any lawsuit.	☐ True	☐ False	☐ N/A
My business has never defaulted on any Federal debt including SBA loans.	☐ True	☐ False	☐ N/A
No principal of my business has had any property foreclosed within the past 4 years.	☐ True	☐ False	☐ N/A
The business has neither been denied a license, certification, or ability to conduct business nor has been suspended or administratively limited to its ability to conduct business.	☐ True	☐ False	☐ N/A
Please explain any declaration with "False" response or provide documentation:			

X. GENERAL AUTHORIZATION

I HEREBY AUTHORIZE LENDER, AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, 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 BE 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.

Applicant

I AUTHORIZE LENDER TO MAKE ALL INQUIRIES 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 LENDER TO MAKE ALL INQUIRIES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS.

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

XI. 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 requires 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 of 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 enrolled or principal tribe: _____

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

Examples: 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

SEX

- ☐ Male
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- ☐ American Indian or Alaska Native – Enter name of enrolled or principal tribe: _____

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Examples: Hmong, Laotian, Thai, Pakistani, Cambodian, etc.

- ☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ Native Hawaiian
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☐ Samoan
☐ Other Pacific Islander – Enter race: _____

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