

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? <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	

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: <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: _____
Residence Status: <input type="checkbox"/> Owned <input type="checkbox"/> Rented	Residence Status: <input type="checkbox"/> Owned <input type="checkbox"/> 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)

<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): \$ _____
\$ _____	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:

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 No

Type 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: \$ _____ (Exclude depreciation)	b. Annual Expenses: \$ _____ (Exclude depreciation)
Net Operating Income (A-B) \$ _____	Net Operating Income (A-B) \$ _____

V. EMPLOYMENT INFORMATION

Self 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)	\$ _____	\$ _____

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 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.

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
- Female
- I do not wish to provide this information

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- Samoan
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- White
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