COMMERCIAL/INCOME PROPERTY
REAL ESTATE LOAN APPLICATION

BORROWER NAME (Show Exactly How Title Is Presently Held, Or Will Be Held Upon Acquisition)

BORROWER: □ TRUST □ PARTNERSHIP □ CORPORATION □ L.L.C. FEDERAL TAX ID #: _____

MAILING ADDRESS | CITY | STATE | ZIP | TELEPHONE

TYPE OF PROPERTY:

□ RETAIL CENTER □ WAREHOUSE □ INDUSTRIAL □ OFFICE □ APARTMENT – NO. OF UNITS: _____
□ OTHER _____

PROPERTY ADDRESS: | CITY | STATE | ZIP

PURPOSE OF LOAN: □ PURCHASE □ REFINANCE □ CONSTRUCTION-T.I.'S □ OTHER: _____

LOAN AMOUNT	INTEREST RATE	AMORTIZATION/TERM

CHECKLIST:

- □ 2 YEARS TAX RETURNS ON BORROWER WITH K-1'S ATTACHED IF APPLICABLE
- □ 2 YEARS TAX RETURNS ON ALL GUARANTORS WITH K-1'S ATTACHED IF APPLICABLE
- □ YEAR-TO-DATE PROFIT & LOSS STATEMENT ON BORROWER AND GUARANTORS
- □ CURRENT AND LAST YEAR-END FINANCIAL STATEMENTS ON BORROWER
- □ CURRENT FINANCIAL STATEMENT ON ALL GUARANTORS
- □ YEAR-TO-DATE AND LAST 2 YEARS INCOME AND EXPENSE STATEMENT ON THE SUBJECT PROPERTY
- □ COPIES OF ALL LEASES ON THE PROPERTY, IF APPLICABLE
- □ CURRENT RENT ROLL
- □ ARTICLES OF INCORPORATION/BYLAWS OR PARTNERSHIP AGREEMENT/LP-1 OR TRUST AGREEMENT OR ARTICLES OF ORGANIZATION/OPERATING AGREEMENT
- □ ENVIRONMENTAL QUESTIONNAIRE ON THE SUBJECT PROPERTY
- □ SALES AGREEMENT (IF A PURCHASE)
- □ OTHER:

_____
_____
_____

PURCHASE:

PURCHASE PRICE: _____ PRESENT OWNER NAME: _____

BROKER NAME: _____ PHONE #: _____

ESCROW OR TITLE COMPANY: _____ ORDER #: _____

OFFICER: _____ PHONE #: _____

THIS TRANSACTION WILL BE FINANCED BY THIS LOAN PLUS: CASH DOWN: $

DEPOSIT TO ESCROW: $ SECONDARY FINANCING: $ INTEREST RATE: TERM:

SOURCE OF DOWN PAYMENT: BANK OR SAVINGS ACCOUNT $
OTHER $ EXPLAIN:

REFINANCE:

1) PRESENT LENDER ADDRESS:
LOAN NO. PRESENT BALANCE: $ ORIG. BALANCE: $

2) PRESENT LENDER ADDRESS:
LOAN NO. PRESENT BALANCE: $ ORIG. BALANCE: $

DATE OF PURCHASE: PURPOSE FOR REFINANCE:

ORIGINAL PURCHASE PRICE: DESCRIPTION OF IMPROVEMENTS: ☐ MADE ☐ TO BE MADE
COST: $

DECLARATIONS:

IF YOU ANSWER "YES" TO ANY QUESTIONS A THROUGH H, PLEASE USE A CONTINUATION SHEET FOR EXPLANATION.

		YES	NO
A.	ARE THERE ANY OUTSTANDING JUDGEMENTS AGAINST YOU?	□	□
B.	HAVE YOU BEEN DECLARED BANKRUPT IN THE PAST 7 YEARS?	□	□
C.	HAVE YOU HAD PROPERTY FORECLOSED UPON, OR GIVEN TITLE, OR DEED IN LIEU THEREOF, IN THE PAST 7 YEARS?	□	□
D.	ARE YOU A PARTY TO A LAWSUIT?	□	□
E.	HAVE YOU DIRECTLY OR INDIRECTLY BEEN OBLIGATED ON ANY LOAN WHICH RESULTED IN FORECLOSURE, TRANSFER OF TITLE IN LIEU OF FORECLOSURE, OR JUSGEMENT? THIS WOULD INCLUDE SUCH LOANS AS HOME MORTGAGE LOANS, SBA LOANS, HOME IMPROVEMENT LOANS, EDUCATIONAL LOANS, MANUFACTURED (MOBILE) HOME LOANS, ANY MORTGAGE, FINANCIAL OBLIGATION, BOND OR LOAN GUARANTEE. IF "YES", PROVIDE DETAILS, INCLUDING DATE	□	□
F.	ARE YOU PRESENTLY DELINQUENT OR IN DEFAULT ON ANY FEDERAL DEBT OR ANY OTHER LOAN, MORTGAGE, FINANCIAL OBLIGATION, BOND, OR LOAN GUARANTEE? IF "YES", GIVE DETAILS AS DESCRIBED IN THE PRECEDING QUESTION.	□	□
G.	IS ANY PART OF THE DOWN PAYMENT BORROWED?	□	□
H.	ARE YOU A CO-MAKER OR ENDORSER ON A NOTE?	□	□

THE UNDERSIGNED SPECIFICALLY ACKNOWLEDGES AND AGREES THAT:

1. THE LOAN REQUESTED BY THIS APPLICATION WILL BE SECURED BY A FIRST DEED OF TRUST ON THE REAL PROPERTY ABOVE DESCRIBED UNLESS OTHERWISE INDICATED
2. THE PROPERTY WILL NOT BE USED FOR ANY ILLEGAL OR PROHIBITED PURPOSE OR USE
3. ALL STATEMENTS MADE IN THIS APPLICATION ARE MADE FOR THE PURPOSE OF OBTAINING THE LOAN INDICATED HEREIN
4. VERIFICATION AND 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 THE LENDER, EVEN IF THE LOAN IS NOT APPROVED
5. THE LENDER, ITS AGENTS, SUCCESSORS AND ASSIGNS WILL RELY ON THE INFORMATION CONTAINED IN THE APPLICATION AND THE BORROWER WILL HAVE A CONTINUING OBLIGATION TO AMEND AND/OR SUPPLEMENT THE INFORMATION PROVIDED IN THIS APPLICATION IF ANY OF THE MATERIAL FACTS WHICH THE BORROWER HAS REPRESENTED HEREIN SHALL CHANGE PRIOR TO CLOSING
6. IN THE EVENT THE 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 OUR NAMES AND ACCOUNT INFORMATION TO A CREDIT REPORTING AGENCY
7. OWNERSHIP OF THE LOAN MAY BE TRANSFERRED TO A SUCCESSOR OR ASSIGN OF THE LENDER WITHOUT NOTICE TO ME AND/OR THE ADMINISTRATION OF THE LOAN ACCOUNT MAY BE TRANSFERRED TO AN AGENT, SUCCESSOR AND ASSIGN OF THE LENDER WITH PRIOR NOTICE TO ME
8. THE LENDER, ITS AGENTS, SUCCESSORS AND ASSIGNS MAKE NO REPRESENTATION OR WARRANTIES, EXPRESS OR IMPLIED, TO THE BORROWER REGARDING THE PROPERTY, THE CONDITION OF THE PROPERTY, OR THE VALUE OF THE PROPERTY.

I/WE CERTIFY THAT THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT AS OF THE DATE SET FORTH OPPOSITE MY/OUR SIGNATURE 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 INCLUDING, BUT NOT LIMITED TO, FINE OR IMPRISONMENT OR BOTH UNDER PROVISIONS OF TITLE 18, UNITED STATES CODE, SECTION 1001, ET SEQ, AND LIABILITY FOR MONETARY DAMAGES TO LENDER, ITS AGENTS, SUCCESSORS AND ASSIGNS, INSURERS AND ANY OTHER PERSON WHO MAY SUFFER ANY LOSS DUE TO RELIANCE UPON ANY MISREPRESENTATION WHICH I/WE HAVE MADE ON THIS APPLICATION.

BORROWER	TITLE / DATE	BORROWER	TITLE / DATE
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