

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

Borrower is an: Individual(s) Entity

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

Borrowing Entity Name: _____ Date Formed: _____ Tax ID: _____

Any individual who owns 25% or more of the borrowing entity is required to be a guarantor of the loan.
Please list ALL additional owners below or attach organization chart.

Name	Ownership	On Title	Is the structure of the entity changing as part of the loan transaction? <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	

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: _____		
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 for 3%, 2%, 1%
*1-4 unit resi 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? <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) Warehouse Office
 Mobile Home Parks Mixed Use (<50% Residential) Light Industrial Other
 Automotive Self Storage Retail

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 report available N/A

Estimated Value of Real Estate: \$

Source of Value Estimate: Appraisal Estimate Sales Price (if purchase)

Owner Occupied: Yes No

Owner Occupancy %:

Yrs. of Investor Experience:

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 <small>List all personal and business liabilities (Example: car payments, equipment leases, and housing expense)</small>
Total Income:	\$	\$	\$

VII. ASSETS AND LIABILITIES

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

SCHEDULE OF REAL ESTATE OWNED

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

VIII. PERSONAL DECLARATIONS

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Have you declared bankruptcy within the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. Are you party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> 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 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan guarantee?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Are you presently in forbearance on any Federal debt or any other loan, mortgage, financial obligation, bond or loan guarantee?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
H. Are you presently in a loan modification plan or have been in a loan modification plan in the previous 24 months?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
I. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
J. If applicable, do you intend to occupy the property as your primary housing residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
K. Have you been convicted of a felony within the past 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
L. Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
M. Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

If you answered no to questions L and M, please provide visa status:

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.

Table with 2 columns: Declaration statement and response options (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...

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...

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 LENDER 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 LENDER 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: _____

X. 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.

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: _____
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

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: _____
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

To Be Completed by Financial Institution (for application taken in person):

- 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

The Demographic Information was provided through:

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

Closing Notes: (1) IRS Form 4506T to be signed prior to underwriting for all borrowers and businesses related to the transaction. (2) Signatures on all tax returns may be completed at closing. This application is for a business purpose loan secured by commercial real estate. The undersigned 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 re-verification 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; and (10) I/we understand and hereby agree that all principals of the company have been identified to the Lender and will sign the note personally guaranteeing repayment of the obligation. I/we the undersigned certify that the information provided in this loan application and in all loan documents submitted to Lender 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 including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the 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.

Creditor's name: Lender. Creditor's address: 4425 Ponce de Leon Boulevard, 5th Floor, Coral Gables, Florida 33146

If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact lender at 4425 Ponce de Leon Boulevard, 5th Floor, Coral Gables, Florida, 33146 or by phone at 888.988.8843 within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

Notice: The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is Federal Trade Commission, Equal Credit Opportunity, Washington, D.C., 20580. Lender may order an appraisal to determine the property's value and charge you for this appraisal. The borrower/guarantor has a right to a copy of their appraisal even if the loan does not close.

Applicant's Initials: _____

Co-Applicant's Initials: _____