

Commercial Mortgage Yes
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Borrower	_____
Application Date	_____
Originator	_____
Application Date	_____

Commercial Mortgage Application
 Property Type: **MULTIFAMILY (5+ UNITS)**

Loan Information

Loan Name/Description _____

Recourse Preference Recourse Non-Recourse Negotiable

Loan Purpose Purchase Refinance Construction

If Purchase, Purch Price \$ _____ Closing Date _____

If Refinance, Loan Balance \$ _____ Interest Rate _____% Type: Fixed___ Variable___

Cost of Recent Improve \$ _____ Improvements Documented? Yes___ No___ Unknown___

If Constr, Constr Cost+Land \$ _____ Completion Date _____

Borrower Information

Borrower Name _____

Borrower Type Individual Corp LLC Trust Ltd or Gen Prtnrshp Other_____

Primary Contact _____ Contact Email _____

Address _____ City _____ State _____ Zip _____

Phone () _____ Fax () _____

Net Worth \$ _____ FICO Score _____ Bankruptcy: Y N ?

Property Information

Property Name _____ No. of Bldgs _____

Property Subtype: Garden Apts___ Mid-Rise___ High-Rise___ Student Hsg___ Military___ Townhouse___ Co-Op___

Land Area _____ Property Management Contract in place? Y N ?

Last Appraised Value \$ _____ Last Sale Price \$ _____

Last Appraisal Date _____ Date of Last Sale _____

Property Attributes Income Subsidized (HAP/HUD): Y N ? What %?___% Owner-Occupied: Y N ?

Adjacent to Sewage/Waste Treatment facility: Y N ? Student Housing___% Military Housing___% Corp Housing___%

Pools___ Laundry Rooms___ Clubhouses___ Tennis Courts___ Exercise Rms___ Playgrounds___ Security Gates___

Surrounding Land Use: Similar Res___ Higher Scale Res___ Lower Scale Res___ Retail___ Office___ Industrial___ Mixed Use___

Building Information

Building Address _____ City _____ State _____ Zip _____

Number of Stories _____ Year Built _____ Year Renovated _____ Overall Appearance: Avg___ Above___ Below___

Units include: Microwave___ Ceiling Fans___ Fireplace___ Air Conditioning___ Flat Roof: Y N ? T-111 Exterior: Y N ?

Est. Market Vacancy % _____% Gross Building Area _____SF Net Rental Area _____SF

Commercial Mortgage Yes Rent Roll

Building Name _____ Rent Roll Date _____

No.	Indicate Unit Type: Examples: 1BR / 2BA, 2BR / 2BA 2BR / 2.5BA, Studio, Other, etc.	No. of Occupied Units	No. of Vacant Units	Avg. Monthly Rent per Unit	Est. Market Rent per Unit	Avg. Unit Area (SF)	Min. Monthly Rent per Unit	Max. Monthly Rent per Unit	Utilities/Services Included in Rent											
									Heat	Elec	Water	Sewer	Gas	Oil	Landsc	Lndry	Parking			
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Commercial Mortgage Yes Income & Expenses

Building Name _____

Item	1993	2004	2005	YTD No of Months	Trailing 12 Months	Adjustments	Final	Notes
Base Rent								
Laundry/Vending Income								
Parking Income								
Other Income								
Vacancy & Coll. Loss								
Effective Gross Income								
Real Estate Taxes								
Property Insurance								
Utilities								
Repairs and Maintenance								
Management Fees								
Payroll and Benefits								
Advertising and Marketing								
Professional Fees								
General and Administrative								
Other Expenses								
Ground Rent								
Total Operating Expenses								
Net Operating Income								
Cap Ex. (Repl. Reserves)								
Extraordinary Capital Exp.								
Total Capital Items								
Net Cash Flow								