

INCOME PROPERTY APPLICATION

MORTGAGE APPLIED FOR

LOAN AMOUNT	INTEREST RATE	MONTHLY P&I PAYMENT	AMORTIZATION	TERM	TYPE
\$ _____	_____ %	\$ _____	_____	_____ MOS.	<input type="checkbox"/> FIXED <input type="checkbox"/> ARM

BORROWER INFORMATION

BORROWER(S) WILL BE: _____

INDIVIDUAL(S) CORPORATION TRUST LLC OTHER: _____

PARTNERSHIP: GENERAL LIMITED JOINT VENTURE

TITLE WILL BE VESTED AS FOLLOWS: _____

MAIN CONTACT: _____ PHONE NO. (_____) _____

MAILING ADDRESS: _____

PURCHASE OF SUBJECT PROPERTY

SALES PRICE	CASH DOWN PAYMENT	SOURCE OF DOWN PAYMENT (CASH DOWN AND/OR OTHER - EXPLAIN):			
\$ _____	\$ _____	_____			
ADDITIONAL FINANCING	INTEREST RATE	MONTHLY P&I PMT	TERM	LENDER NAME:	
\$ _____	_____ %	\$ _____	_____ MOS.	_____	

REFINANCE OF SUBJECT PROPERTY

DATE ACQUIRED	PURCHASE PRICE	DESCRIBE SIGNIFICANT REPAIRS AND/OR IMPROVEMENTS MADE AND/OR TO BE MADE (ON CONSTRUCTION TAKE-OUT, ATTACH A COMPLETE COST BREAKDOWN):				
_____	\$ _____	_____				
FUNDS TO BE USED TO PAY:						
LENDER NAME	LIEN BALANCE	MONTHLY PAYMENT	ORIGINATION DATE	INTEREST RATE	MATURITY DATE	LIEN POSITION
_____	\$ _____	\$ _____	_____	_____	_____	_____
_____	\$ _____	\$ _____	_____	_____	_____	_____
_____	\$ _____	\$ _____	_____	_____	_____	_____
REMAINING FUNDS TO BE USED FOR:						

SUBJECT PROPERTY INFORMATION

STREET ADDRESS				CITY		COUNTY		STATE	ZIP CODE
_____				_____		_____		_____	_____
SITE SQ.FT.	RENTABLE SQ.FT.	NO. BUILDINGS	NO. STORIES	NO. UNITS	NO. PKG. SPACES	YEAR BUILT			
_____	_____	_____	_____	_____	_____	_____			
ZONING:					TYPE:				
<input type="checkbox"/> LEGAL/CONFORMING <input type="checkbox"/> LEGAL/NONCONFORMING					<input type="checkbox"/> MULTIFAMILY <input type="checkbox"/> OFFICE <input type="checkbox"/> RETAIL				
<input type="checkbox"/> NONCONFORMING <input type="checkbox"/> OTHER:					<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER:				
MANAGEMENT WILL BE BY:				MANAGER'S ADDRESS:				MANAGER'S PHONE NO.	
_____				_____				(_____) _____	

THE FOLLOWING IS BASED ON THE ATTACHED INCOME AND EXPENSE STATEMENTS AND LEASE SUMMARY FOR THE SUBJECT PROPERTY.

<input type="checkbox"/> CURRENT ANNUALIZED LEVELS OF INCOME & EXPENSES OR <input type="checkbox"/> PRO-FORMA ESTIMATES ON NEW PROPERTY:	
GROSS RENTAL INCOME	\$ _____
OTHER INCOME FROM:	\$ _____
LESS VACANCY (_____ %)	\$ _____
EFFECTIVE GROSS INCOME	\$ _____
LESS OPERATING EXPENSES, INCLUDING REPAIRS/REPLACEMENT RESERVES	\$ _____
NET EFFECTIVE INCOME BEFORE DEBT SERVICE AND DEPRECIATION	\$ _____

IF BORROWER IS OTHER THAN AN INDIVIDUAL(S), LIST BELOW THE NAMES OF ALL THE BORROWING ENTITY'S GENERAL PARTNERS, CORPORATE OFFICERS, STOCKHOLDERS, TRUSTEES AND/OR GUARANTORS AS APPROPRIATE. UNDER "TITLE", IDENTIFY AS "GEN. PTNR.", "PRES.", "V.PRES.", "TREAS.", "STOCKHOLDER", "TRUSTEE", AND/OR "GUARANTORS".

NAME	TITLE	OWNERSHIP	ACTIVE IN MANAGEMENT (Y/N)
			%
			%
			%
			%
			%
			%

BORROWER QUESTIONNAIRE		YES	NO
1.	Are there any issues listed below, pending against the business or any of its affiliates or principal owners? a. Lawsuits b. Judgements c. Liens d. Foreclosure/foreclosure proceedings		
2.	Have there ever been any liens or stop notices filed on any construction job(s)?		
3.	Has the business or any of its affiliates or principal owners ever filed bankruptcy, including Chapter 11?		
4.	Has the business or any of its affiliates or principal owners ever lost any real estate through a foreclosure proceeding or deeded a property to a lender in lieu of foreclosure?		
5.	Are any of the subject property's real estate taxes, bonds and/or assessments not paid current?		
6.	Are there any easements or encroachments affecting the subject property that could negatively impact value?		
7.	Are there any environmental matters affecting the subject property or any adjacent properties?		
8.	Is the subject property in violation of any current City, County and State building ordinances, requirements for zoning, fire and earthquake?		
9.	Are any of the leases not currently in full force and effect affecting the subject property?		
10.	Does any breach exist on the part of lesser or lessee under the leases and/or does any lessee have any offset, credit or claim against lessor?		
11.	Are there any lease provisions, options, rights, or contracts existing with respect to the subject property other than disclosed on the lease summary, including sub-leases?		
12.	Does the fixed monthly rent reflected on the lease summary include any operating expense reimbursement or reimbursements for tenant improvements?		

If any of the above questions are answered "yes", please explain below or attach separate explanation.

IMPORTANT NOTICE: This is "not" a complete Loan Application. A complete Loan Application must include Financial Statement Addendums as applicable, the Lease Summary and Income and Expense Statement.

The undersigned applies for the loan indicated in this application to be secured by a first mortgage or deed of trust on the property described herein, and represents that the property will not be used for any illegal or restricted purpose, and that all statements made in this application and the attachments, are true and complete and are made for the purpose of obtaining the loan. Verification may be obtained from any source named in this application and/or in attachments. I/We fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1014.

Signature and Title	Date	Signature and Title	Date