

Loan Application

This Form Can Be Completed Electronically Using Adobe Acrobat



Applicant Name (First, Middle, Last)			
Requested Loan Amount	Current Value (Cost, if Const.)	Term	Close Date

Business Plan

Loan Exit Strategy

PURPOSE OF TRANSACTION	ACQUISITION				
	Sales Price	Cash Down Payment	Source of Equity Funds (cash down payment and/or other - explain)		
	Subordinate Loan Amount	Subordinate Lender	Terms		
	REFINANCE			Describe Significant Improvements During Ownership & Cost	
	Funds to be Used to Pay ▼	Purchase Date	Purchase Price		
	Existing First TD Balance	First TD Lender	1st TD Terms		
	Existing 2nd TD Balance	2nd TD Lender	2nd TD Terms		
	Remaining Funds to be used for:				
	CONSTRUCTION LOAN			# of Months to Complete	Estimated Value Upon Completion
	Date Land Acquired	Land Cost	Existing Lien(s)	Existing Lender(s)	
	USE OF FUNDS ▼		SOURCE OF FUNDS ▼		Attach copies of plans, renderings, site plans, soils report, construction budget & contract, project proforma, breakdown of land development costs, info on past projects and developer/contractor resumes
	Pay Existing Liens	\$	Loan Applied For	\$	
	Land Development Costs	\$	Funds Invested by Owner	\$	
	Direct Construction Costs	\$	Other	\$	
	Indirect Construction Costs	\$		\$	
Total: \$		Total: \$			
General Contractor (attach Resume)		Explain Source of Funds			
Permit Status	Proposed Sq Ft	Developer's Previous Projects (or Attach Track Record)			

PROPERTY INFORMATION	SUBJECT PROPERTY									
	Title is in: Fee Simple Leasehold		Property Type and Description							
	Street Address			City		County		State	Zip	
	APN# (s)		Zoning	Bldg SF	Lot Size (SF)	# Buildings	# Stories	# Units	# Parking	Yr. Built
	Attach Rent Roll and Op. Statements (Last 2 Yrs)				In-Place			Proforma Projection		
	Gross Scheduled Income				\$ _____			\$ _____		
	Other Income (Laundry, Vending, CAM, etc.)				\$ _____			\$ _____		
	Total Gross Potential Income				\$ _____			\$ _____		
	Less Vacancy %:				% _____	\$ _____		% _____	\$ _____	
	Less Operating Expenses (Not Incl. Debt Svc)				% _____	\$ _____		% _____	\$ _____	
Net Operating Income				\$ _____			\$ _____			

ADDITIONAL PROPERTY INFO	MULTIFAMILY		OFFICE, INDUSTRIAL & RETAIL		
	% Occupied	Is Project Subject to Rent Control Yes No	Total Occupied Sq Ft	Total Rentable SF	Average Lease Rate
	Apartments are Rented	# Units	Lease Type		
	Furnished	_____	Modified Gross	Industrial Gross	
	Unfurnished	_____	NNN	MTM	
	Total # Section 8 (HUD) units	_____	NN	Other	
			N	Mixed	
	Utilities Included In Rent		Other: _____		
	Water	Gas			
	Electricity	Heat or A/C			
SINGLE FAMILY		LAND			
# Beds/Baths	Is Property on a Busy Street? Yes No	Current Use	Entitlement Status		
View(s), if Any	Is Property Owner-Occupied? Yes No	Proposed/Entitled Use	Entitlement Expiration		

BORROWING ENTITY	BORROWER(S)				
	Title Will Be Vested In:				Tax ID #
	Individual (s)	Corporation	Limited Partnership	Revocable Trust	LLC
	Guarantor	S Corporation	General Partnership	Irrevocable Trust	Other
	Other: _____				
	Address of Borrowing Entity		City	State	Zip Code
	Billing Contact Name		Billing Email	Billing Phone 1	Billing Phone 2
	Billing Address		City	State	Zip Code
	List below names of : Individual borrowers, general partners; If partnership, or; officers, if corporation. Please indicate % ownership of individual or multiple individuals owning 20% or more, if applicable.				
		Name	% Ownership	Guarantor?	Estimated FICO
1			Yes No		
2			Yes No		
3			Yes No		
4			Yes No		
Signature, Title		Date	Signature, Title		
Signature, Title		Date	Signature, Title		
Signature, Title		Date	Signature, Title		
Signature, Title		Date	Signature, Title		

PRINCIPALS, GUARANTORS