

COMMERCIAL MORTGAGE YES

www.CommercialMortgageYes.com

LOAN APPLICATION

Phone Number: (718) 252-5796

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| | | | | |
|--------------------------------|-----------------|-----------------------------------|---|--------------------------------|
| Loan Amount Requested \$ _____ | Purpose: | <input type="checkbox"/> Purchase | <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Other |
|--------------------------------|-----------------|-----------------------------------|---|--------------------------------|

Applicant Information

| | |
|---|--|
| Applicant _____ Address _____ City _____ County _____ State _____ Zip _____ Telephone Number Home _____ Office _____ Fax Number _____ | Co-Applicant _____ Address _____ City _____ County _____ State _____ Zip _____ Telephone Number Home _____ Office _____ Fax Number _____ |
|---|--|

If Applicant is a Corporation or Partnership - List all stockholders or general partners and their percentage of interest below.

| | | |
|--|----------------------------------|---------------------------|
| Name _____ | __ Stockholder # of shares _____ | __ General Partner _____% |
| __ For Profit Corporation __ Not-For-Profit Corporation __ Partnership __ Sole Proprietor | | |

Building Information

| | | | |
|----------------|--------------|-------------|--------------|
| Address _____ | City _____ | State _____ | Zip _____ |
| Section: _____ | Block: _____ | Lot: _____ | County _____ |

Property Type Residential Commercial Mixed Use

| | | | |
|---|-----------------------------------|------------------------------|-------------------------------|
| Number of Floors Above Basement/Grade _____ | Number of Residential Units _____ | Number of Vacant Units _____ | Residential Square Feet _____ |
|---|-----------------------------------|------------------------------|-------------------------------|

| | | | |
|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|
| Number of Studio Apartments _____ | Number of One Bedroom Apts. _____ | Number of Two Bedroom Apts. _____ | Number of Three Bedroom Apts. _____ |
| Number of Other Apartments _____ | Number of Parking Spaces _____ | Number of Commercial Units _____ | Total Commercial Square Feet _____ |

| | |
|--------------------------------------|-----------------------------|
| Types of Commercial Businesses _____ | Elevator __ Yes __ No |
| | Number of Elevators _____ |

| | | |
|-----------------------------|------------------------|--|
| Basement __ Yes __ No | Year Constructed _____ | Type of Construction __ Brick Joist __ Wood Frame __ Fireproof __ Other (Please Specify) |
|-----------------------------|------------------------|--|

| | |
|------------------------|--|
| Date of Purchase _____ | How was property acquired? __ Purchase __ Foreclosure __ Other (Please Specify) |
|------------------------|--|

| | | |
|-------------------------------|---------------------------------|---|
| Total Purchase Price \$ _____ | Total Current Mortgage \$ _____ | Dimensions Size of Building _____ X _____ on Plot _____ X _____ Number of Acres _____ |
|-------------------------------|---------------------------------|---|

AN AUDITED STATEMENT MAY BE SUBMITTED IN LIEU OF THIS STATEMENT. PLEASE ATTACH IF AVAILABLE.

| Financial Statement | | | |
|------------------------------|---------------|--------------------------|--------------------|
| | ASSETS | | LIABILITIES |
| CASH | \$ _____ | NOTES PAYABLE TO BANKS | \$ _____ |
| REAL ESTATE | \$ _____ | NOTES PAYABLE TO OTHERS | \$ _____ |
| MORTGAGES OWNED | \$ _____ | MORTGAGES ON REAL ESTATE | \$ _____ |
| | \$ _____ | OTHER LIABILITIES | \$ _____ |
| SECURITIES | \$ _____ | | \$ _____ |
| | \$ _____ | | \$ _____ |
| CASH VALUE OF LIFE INSURANCE | \$ _____ | | \$ _____ |
| | \$ _____ | | \$ _____ |
| OTHER ASSETS | \$ _____ | | \$ _____ |
| | \$ _____ | TOTAL LIABILITIES | \$ _____ |
| TOTAL ASSETS | \$ _____ | NET WORTH | \$ _____ |

| Bank References | | | |
|--|---------|-----------------|--------------|
| Commercial Bank | | | |
| INSTITUTION: _____ | | ADDRESS _____ | |
| ACCOUNT REPRESENTATIVE _____ | | ACCOUNT # _____ | PHONE _____ |
| References (include 3 business references) | | | |
| Name | Address | Phone | Relationship |
| | | | |
| | | | |
| | | | |

| Declarations |
|---|
| Are you a defendant in any lawsuits or legal action? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain (attach sheet if necessary) |
| Have you ever declared bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain (attach sheet if necessary) |
| Do you have any contingent liabilities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain (attach sheet if necessary) |

| Personal Data | |
|------------------------|------------------------------|
| EMPLOYER _____ | EMPLOYER ADDRESS _____ |
| POSITION (TITLE) _____ | _____ |
| ANNUAL SALARY _____ | WORK PHONE _____ |
| OTHER INCOME \$ _____ | SOURCE OF OTHER INCOME _____ |

Certification

The Undersigned certify the following:

1. I/We have applied for a mortgage loan from Broker / Lender. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that Lender reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employee and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Codes, Section 1014.
4. This application shall remain the property of Lender.
5. Prior to closing the loan, the applicant(s) agree(s) to promptly advise Lender of any change contained in this application.

Authorization to Release Information

To Whom It May Concern:

1. I/We have applied for a mortgage from The Broker or Lender. As part of the application process, The Broker or Lender may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to The Broker or Lender, and to any investor to whom The Lender may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns.
3. Broker, Lender, or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to Broker, Lender, or the investor that purchased the mortgage is appreciated.

(Applicant ' s Signature)

(Social Security Number)

(Applicant ' s Signature)

(Social Security Number)

SCHEDULE B

Annual Income and Expenses

Building Address _____

| | To be completed by borrower | | | For Lender Use Only | |
|--|------------------------------|------------------------------|----------------------------|---------------------|---------------------|
| | Previous Years (__ to __) | Previous Years (__ to __) | Current Year (__ to __) | Lender Standard | Final Projection |
| INCOME | | | | | |
| 1. Gross income from apartment rental | _____ | _____ | _____ | _____ | _____ |
| 2. Gross income from commercial rent | _____ | _____ | _____ | _____ | _____ |
| 3. Total gross income (lines 1 plus 2) | _____ | _____ | _____ | _____ | _____ |
| 4. Collection losses | | | | | |
| Residential | _____ | _____ | _____ | _____ | _____ |
| Commercial | _____ | _____ | _____ | _____ | _____ |
| 5. Effective Gross Income (line 3 less line 4) | _____ | _____ | _____ | _____ | _____ |
| EXPENSES | | | | | |
| 1. Real estate taxes | _____ | _____ | _____ | _____ | _____ |
| 2. Water and sewer charges | _____ | _____ | _____ | _____ | _____ |
| 3. Fire Insurance | | | | | |
| Premium | _____ | _____ | _____ | _____ | _____ |
| Amount of coverage | _____ | _____ | _____ | _____ | _____ |
| 4. Liability insurance | | | | | |
| Premium | _____ | _____ | _____ | _____ | _____ |
| Amount of coverage | _____ | _____ | _____ | _____ | _____ |
| 5. Licenses | _____ | _____ | _____ | _____ | _____ |
| 6. Fuel (No. __ Oil) gallons per annum | _____ | _____ | _____ | _____ | _____ |
| 7. Gas | _____ | _____ | _____ | _____ | _____ |
| 8. Electricity (not metered to tenants) | _____ | _____ | _____ | _____ | _____ |
| 9. Trash removal | _____ | _____ | _____ | _____ | _____ |
| 10. Pest control | _____ | _____ | _____ | _____ | _____ |
| 11. Maintenance and repairs | _____ | _____ | _____ | _____ | _____ |
| 12. Cleaning expenses | _____ | _____ | _____ | _____ | _____ |
| 13. Supplies | _____ | _____ | _____ | _____ | _____ |
| 14. Elevator maintenance and repair contract | _____ | _____ | _____ | _____ | _____ |
| 15. Management | _____ | _____ | _____ | _____ | _____ |
| 16. Superintendent and staff salaries | | | | | |
| Does superintendent receive free apt? (Y/N) | | | | | |
| Super ' s: __ full-time __ part-time | _____ | _____ | _____ | _____ | _____ |
| Porter ' s: __ full-time __ part-time | _____ | _____ | _____ | _____ | _____ |
| Handymen: __ full-time __ part-time | _____ | _____ | _____ | _____ | _____ |
| 17. Payroll taxes | _____ | _____ | _____ | _____ | _____ |
| 18. Legal | _____ | _____ | _____ | _____ | _____ |
| 19. Accounting and auditing | _____ | _____ | _____ | _____ | _____ |
| 20. Replacement (does not include repair) | | | | | |
| Ranges and refrigerators | _____ | _____ | _____ | _____ | _____ |
| Boilers | _____ | _____ | _____ | _____ | _____ |
| Roof | _____ | _____ | _____ | _____ | _____ |
| Other | _____ | _____ | _____ | _____ | _____ |
| 21. Painting | _____ | _____ | _____ | _____ | _____ |
| 22. Other expenses | _____ | _____ | _____ | _____ | _____ |
| TOTAL EXPENSE | _____ | _____ | _____ | _____ | _____ |

Applicant ' s Signature _____ Date _____

Mortgage officer should note in column where final projection differs from standard and provide explanatory notes on a separate sheet