

Commercial Loan Application

I. PERSONAL INFORMATION

Complete this section for all guarantors and spouse or non-spouse, if applicable. (Attach additional sheets if needed.)

Borrower Name: _____ Social Security #: _____ Date of Birth: _____ / _____ / _____ Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced Address 1: _____ Address 2: _____ City: _____ State: _____ Zip: _____ <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ Years Phone Number: _____ Email Address: _____	Co-Borrower Name: _____ Social Security #: _____ Date of Birth: _____ / _____ / _____ Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced Address 1: _____ Address 2: _____ City: _____ State: _____ Zip: _____ <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ Years Phone Number: _____ Email Address: _____
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II. LOAN REQUEST

Commercial Mortgage Type Applied For: Investor Owner-Occupied

Loan Purpose: Purchase Refinance Cash-out Refinance

Requested Loan Amount: _____ Requested Interest Rate: _____% Amortization: _____ Months Years

Program Type: Fixed Variable

If a Purchase:

Purchase Contract Expires: _____ / _____ / _____

Purchase Price: _____

Amount of Down Payment: _____

If a Refinance:

Original Purchase Date: _____ / _____ / _____

Original Purchase Price: _____

Cost of Improvements Made*: _____

Pay-Off Mortgage 1: _____

Pay-Off Mortgage 2: _____

Pay-Off Outstanding Taxes/Others: _____

Cash Out: _____

Cash Out Purpose: _____

Cash Out Description: _____

If yes, please explain: _____

Subject Property Cash Flow:

Actual Rents in Place (annualized): _____

Less Actual Expenses (annualized): _____

Equals Net Op. Income (annualized): _____

Gross Annual Rent of Largest Tenant: _____

(*Please do not include mortgage payment in your expense number.)

Is the property subject to any additional liens, encumbrances or restrictions? Yes No

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) Office Retail
 Warehouse Light Industrial Self Storage Other

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

Borrower(s) will be: Individual(s) Corporation (C Corp) LLC LP/LLP S Corp Other: _____

Name of entity in which title will be held: _____

Estate will be held in: Fee Simple Other

Federal Tax ID Number (or Social Security Number for Sole Proprietor): _____

Please complete if you are Self-Employed or the Borrower is a Business Entity.

Any individual who owns 10% or more of the business is required to be a guarantor of the loan. Please list ALL additional owners below.

Business Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Years as Business Owner: _____

Name	Ownership	On Title
_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No

Will this business occupy the subject property? Yes No

Type of Business: Corporation (C Corp) LLC LP/LLP S Corp

Tax Year 1 20__ Business Income

Tax Year 2 20__ Business Income

a. Annual Revenues: _____

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b. Annual Expenses: _____
(Exclude depreciation)

b. Annual Expenses: _____
(Exclude depreciation)

Net Operating Income (A-B) _____

Net Operating Income (A-B) _____

List all liabilities that are paid by the business but may appear on your personal credit report; for example, car payments or equipment leases. This may be used to reduce the personal debt-to-income ratio and enhance your eligibility profile.

Creditor Name	Balance	Monthly Payment
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____

V. EMPLOYMENT INFORMATION

Employer Name: _____ Employer Name: _____

Address: _____ Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Self Employed: Yes No

Years on the Job: _____

Years employed in this line of work: _____

Position/Title/Type of Business: _____

Employer Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Self Employed: Yes No

Years on the Job: _____

Years employed in this line of work: _____

Position/Title/Type of Business: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Self Employed: Yes No

Years on the Job: _____

Years employed in this line of work: _____

Position/Title/Type of Business: _____

Employer Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Self Employed: Yes No

Years on the Job: _____

Years employed in this line of work: _____

Position/Title/Type of Business: _____

VI. ANNUAL INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Net ANNUAL Income:	Borrower	Co-Borrower
A. Base Income:	\$ _____	\$ _____
B. Overtime:	\$ _____	\$ _____
C. Bonuses:	\$ _____	\$ _____
D. Commissions:	\$ _____	\$ _____
E. Dividends/Interest:	\$ _____	\$ _____
F. Other/Business Income:	\$ _____	\$ _____
Other Income Description:	_____	_____

Combined MONTHLY Housing Expenses (for Primary Residence only)	
A. Rent	\$ _____
B. First Mortgage (P&I):	\$ _____
C. Other Financing (P&I):	\$ _____
D. Taxes & Insurance:	\$ _____
E. Mortgage Insurance:	\$ _____
F. Homeowner Assoc. Dues:	\$ _____
G. Other:	\$ _____
TOTAL:	\$ _____

VII. PERSONAL DECLARATIONS

If you answer "Yes" to any questions A through F, please provide a separate explanation.	Borrower		Co-Borrower	
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Have you declared bankruptcy within the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Have you had property foreclosed upon or given title in lieu thereof in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are you party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. If applicable, do you intend to occupy the property as your primary housing residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you answered no to questions I and J, please provide visa status: _____

VIII. BUSINESS DECLARATIONS

- Neither my business, nor any principal of my business has declared bankruptcy in the last 7 years. True False
- Neither my business, nor any principle of my business is a party to any lawsuit. True False
- My business has never defaulted on any Federal debt including SBA loans. True False
- No principle of my business has had a property foreclosed within the past 7 years. True False
- The business has neither been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business. True False

Please explain any declaration with "false" response or provide documentation:

VIII. GENERAL AUTHORIZATION

I HEREBY AUTHORIZE DIRECT MONEY LENDERS INC., A DIVISION OF DIRECT MONEY LENDERS INC, TO VERIFY ANY AND ALL INFORMATION PROVIDED OR REQUESTED WITH THIS APPLICATION, INCLUDING BUT NOT LIMITED TO MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.

I AUTHORIZE DIRECT MONEY LENDERS INC. TO MAKE ALL INQUIRIES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS. 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, COUNTER-TERRORISM REGULATIONS AND BSA/AML REGULATIONS.

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 Authorization/Signature: _____ Social Sec. #: ____ - ____ - ____ Date: ____ / ____ / ____

Co-Applicant Authorization/Signature: _____ Social Sec. #: ____ - ____ - ____ Date: ____ / ____ / ____

X. INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish this information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

BORROWER	<input type="checkbox"/> I do not wish to furnish this information.	CO-BORROWER	<input type="checkbox"/> I do not wish to furnish this information.
ETHNICITY:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	ETHNICITY:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White		<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White
RACE:	<input type="checkbox"/> Black or African American <input type="checkbox"/> Asian	RACE:	<input type="checkbox"/> Black or African American <input type="checkbox"/> Asian
	<input type="checkbox"/> Native Hawaiian or Other Pacific Islander		<input type="checkbox"/> Native Hawaiian or Other Pacific Islander
SEX:	<input type="checkbox"/> Female <input type="checkbox"/> Male	SEX:	<input type="checkbox"/> Female <input type="checkbox"/> Male

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 reverification 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 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.