

Application Forms

All Type of Construction Projects

Real Estate Loans & Guarantees

CAPITAL REQUEST APPLICATION

Very Important: Fill in each space below applicable to your proposal, supplying full details. Please print or type. The information you provide will give us a complete prospectus of your real estate and financial need. It will help us to help you. It is therefore critical that this preliminary information be accurate and complete. Answer "no" or "not applicable" where appropriate. DO NOT LEAVE ANY QUESTION BLANK. Please keep all the information on this form. Avoid any attached supplementary explanation or sheets of paper. All statements should be made in English, and currencies expressed in U.S. dollars.

1. Borrower's Data

Date of this Application: _____

Name of Principal _____ Phone (____) _____

Company Present Proposed None _____

Street _____

City _____ State _____ Zip _____

Type of Entity: Individual(s) Corporation Partnership: General Ltd LLC

State of residency or formation (of Corporation or Partnership) _____

Net worth of combined borrowers \$ _____

Net liquid worth of combined borrowers \$ _____

A brief summary of borrower's building and management experience: _____

List banking references (with names, addresses and phone numbers): _____

2. Property Information

Name _____

Street Address _____

City _____ State _____ Zip _____

Description: Apartment Shopping Center Office Building
 Hotel/Motel Other (Specify) _____

Class of construction: Wood Brick Concrete Other _____

Number of buildings/stories _____ Number Of Units _____ Age _____

Rental square feet _____ Lot Size (Acres or sq.ft.) _____

Commercial Projects (National tenants, if any) _____

3. Loan & Guarantee Information

Amount of loan \$ _____ Term _____ Rate (per annum) _____

Percentage of Guarantee being sought (if any): 100% 90% 75% 50% Other _____

Purpose of loan: Proposed Construction Purchase Refinance

Other _____

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Type: First Mortgage Wraparound Other _____

Repayment sources: _____

If existing construction: _____

Purchase price _____ Terms _____ Date _____

Underlying debt information:

	1st	2nd
Original Principal	_____	_____
Original Date	_____	_____
Current Balance (as of date)	_____	_____
Interest Rate	_____	_____
Monthly P & I	_____	_____
Escrows	_____	_____
Maturity	_____	_____
Interim Balloons	_____	_____
Assumable/Due on Sale	_____	_____
Lender (name & Address)	_____	_____

If Proposed Construction:

Cost of Land \$ _____ Year land was acquired _____

Land is is not owned in fee simple.

Total obligations outstanding:

a) on land \$ _____ b) on fees \$ _____ c) on project \$ _____

Estimated cost of building \$ _____

Estimated cost of other improvements \$ _____

Estimated date of completion \$ _____

Name of architect _____ Phone (_____) _____

Name of contractor _____

Address _____

4. Valuation

Estimated evaluation of entire project: \$ _____

Appraised by _____ Phone (_____) _____

Address _____ Designation (MAI, SRA, etc.) _____

Guarantor (if any)

Name _____ Phone (_____) _____

Address _____

5. Ownership Data

List all principals and their percentage of ownership

Name	(%) Ownership	Title
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. How much CASH do you have in your bank account as of date of this application? \$ _____
 How much CASH do you plan to contribute to this project? \$ _____
 Sources of this CASH: Savings Gift Other (Specify) _____

7. Your business background, experience, or education in this field _____

8. How would you rate your business and personal reputation:
 Excellent Good Fair Poor

9. How would you rate your personal and business credit rating:
 Excellent Good Fair Poor Bankrupt

10. Financial Data

A brief 3-year operating history (for existing structures only)

	Actual	Actual	Actual
Financial History	20_____	20_____	20_____
Gross Rents	\$_____	\$_____	\$_____
Expenses	\$_____	\$_____	\$_____
Net Operating Income	\$_____	\$_____	\$_____
Recent occupancy rates	_____ %	Previous two years	_____ % _____ %

A brief financial projection (next 3 years, for existing & proposed construction):

	Actual	Actual	Actual
Financial History	20_____	20_____	20_____
Projections	\$_____	\$_____	\$_____
Gross Rents	\$_____	\$_____	\$_____
Expenses	\$_____	\$_____	\$_____
Net Operating Income	\$_____	\$_____	\$_____
Projected occupancy rates	First year _____ %	Second	_____ % Third _____ %

General Information

11. I am looking for funding for my client.
12. I am looking for funding for own project.
13. Approximately how long have you been looking for this funding? _____ Years _____ Months
14. Approximately how many brokers or consultants have you engaged for this project (*check or circle*)
 None 1 2 3 4 5 6 7 8 9 10 other _____
15. Do you presently engage a broker or consultant? Yes No
16. Have you received or paid any fees for the acquisition of this funding? How much (*if any*)
 Received \$ _____ Paid \$ _____
17. Do you operate as a broker/loan/or mortgage consultant? Yes No
 If yes, how long? _____ Years _____ Months

Brief Personal Financial Statement

Assets	Liabilities
Checking Account \$ _____	Personal Loans \$ _____
Savings Account \$ _____	Business Loans \$ _____
Home, fair market value \$ _____	Home Mortgage \$ _____
Listed Stocks & Bonds \$ _____	Other Mortgages \$ _____
Auto \$ _____	Other Obligations \$ _____
Other real estate, fair market value (Specify) _____ \$ _____	
Other assets \$ _____	
Total assets \$ _____	Total liabilities \$ _____
Total assets minus total liabilities \$ _____ Your Net Worth	

Sources of Income: (<i>income you received last year from salary, investments, business, real estate or other</i>)	Amount (monthly)	Amount (yearly)
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
Total amount:	\$ _____	\$ _____

I submit this application to you only as a matter of relaying information to you to help you evaluate the feasibility of helping me with my financial needs. To the best of my knowledge and belief, the information contained herein is true.

Name of Applicant _____

Date _____ Signature _____

SUBMITTED BY:

Name of Associate _____ Date of Submittal: _____

ID/Code Number _____ Phone (____) _____

Address _____

City _____ State _____ Zip _____

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WORKSHEET FOR INCOME PROJECTS
Construction / Permanents

DATE: _____

PROJECT NAME: _____

PROJECT TYPE: _____

PROJECT LOCATION

Street: _____

State: _____ City, _____

PROJECT SIZE

Number of Buildings: _____
Square Feet Building #1: _____
Square Feet Building #2: _____
Square Feet Building #3: _____
Square Feet Building #4: _____

Number of Stories: _____
Total Building Sq. Ft.: _____
Total Net Rentable: _____

NUMBER OF PHASES: _____

TOTAL NUMBER OF BUILDINGS: _____

NUMBER BUILDINGS/PHASE

Phase One: _____
Phase Two: _____
Phase Three: _____
Phase Four: _____

TOTAL LOAN REQUIRED:\$ _____

TYPES/AMOUNTS OF LOANS

Acquisition/Development:\$ _____
Construction:\$ _____
Take-Out:\$ _____

TOTAL CONSTRUCTION COST:

Cost Per Phase #1:\$ _____
Cost Per Phase #2:\$ _____
Cost Per Phase #3:\$ _____
Cost Per Phase #4:\$ _____

LAND SIZE

Square Feet or Acres: _____
Purchase Price:\$ _____
Date Purchased: _____
Down Payment:\$ _____
Amount Owning: _____

CURRENT LAND VALUE:

Source of land valuation
Appraisal/Comps/Est: _____

PROPER ZONING (Yes/No): _____

SOILS REPORT COMPLETED
(Yes/No/Not Required): _____

PROJECT APPRAISAL:

Value:\$ _____
Type: _____
Date: _____

FEASIBILITY STUDY

In Progress/Complete/Not Req.: _____

PREPAID EXPENSES/EQUITY

Engineering:\$ _____
Land:\$ _____
Architectural:\$ _____
Governmental:\$ _____
Other:\$ _____
Total:\$ _____

ANNUAL INCOME/EXPENSE

Gross Income:\$ _____
Vacancy in %: _____
Annual Expense:\$ _____

RATE PREFERRED

Variable/Fixed/Either: _____

WORK ACCOMPLISHED TO DATE: _____

FINANCIAL INFORMATION

Borrowing Entity Assets:\$ _____
Liabilities:\$ _____
Networth:\$ _____
Cash on Hand:\$ _____

Location _____ Date _____

Items	Amount	Sub-Contract	Lien Releases
Air Conditioning/ Heating			
Architectural Fee (Plans)			
Brick Work			
Cabinets- Bath-Vanity-Medicine			
Cabinets-Unit Closet			
Cabinets-Kitchen			
Cleaning			
Clearing Site			
Concrete Material			
Concrete Labor			
Electric Fixtures			
Electric wiring			
Equipment Rental			
Equipment (See Cond.Spec.)			
Excavation			
Fill For Slab			
Floors			
Garage Doors			
Glass Sliding Doors			
Hardware - Rough & Finish			
Insulation			
Insurance - Liability Comp. Bond.			
Labor - Payroll/Contract			
Landscaping			
Lathing			
Lumber - Millwork			
Masonry Labor			
Masonry Materials(Blocks)			
Miscellaneous			
Ornamental Iron or Stone			
Painting			
Permits - Temporary Power			
Piling - Foundation			
Plaster - Stucco			
Plumbing - Complete			
Swimming Pool			
Roofing & Sheet Metal Work			
Roof Trusses			
Screen Enclosures			
Septic Tank or Sewage			
Shower or Tub Enclosures			
Sprinkler Systems			
Steel			
Supervision			
Surveys			
Tie Beam Forming			
Tile & Marble			
Walks, Drives, Etc.			
Water			
Windows - Glazing & Screens			
Window Frames - Pre-Cast			

Total Labor & Material.....\$ _____
 Contractor's Overhead & Profit.....\$ _____
 Mortgage Closing Cost.....\$ _____
 Total Construction Cost.....\$ _____

Breakdown must be complete: Release of Lien Required on all items over \$100 before paying out fund.

Signature _____

Signature _____

Contractor

Applicant / Owner

Condensed Specifications

Project name:

Foundation

Concrete Floorings _____
Piling & Grade Beams _____

Walls

Exterior - C.B.S. Furred _____
Exposed Blocks _____
Frame _____

Interior - Lath and plaster _____
Exposed Blocks _____
Plywood Paneling _____

I _____

Floor Structures

Concrete Slab - On Fill _____
Reinforced _____
Pre Cast Concrete Joist _____
Wood Joist _____

Floor Finish

	LR.	DR.	K.	BR.	B.	FLA.	P.
Terrace	___	___	___	___	___	___	___
Oak	___	___	___	___	___	___	___
Cement Tile	___	___	___	___	___	___	___
Clay Tile	___	___	___	___	___	___	___
Asphalt Tile	___	___	___	___	___	___	___
Vinyl Tile	___	___	___	___	___	___	___
Cement	___	___	___	___	___	___	___

Roof Structure

Conventional Framing _____
Wood Trusses _____

Roofing

Cement Tile on 1-30 & 1-90 _____
Tar & Gravel on 1-30 & 2-15 _____
Bermuda Type on _____
Banama Shake on _____

Aluminum Awning _____
Sliding Glass Door _____

Paintings & Decorations

Complete _____
 Exterior, Trim, Baths, Kitchen _____
 Wall Paper _____
 Detail's _____

Finish's

Kitchen Cabinets _____
 Window Sills _____
 Bathroom _____

Other Items

Air Conditioning _____
 Heating _____
 Built in Oven _____
 Built in Dishwasher _____
 Disposal _____
 Hood & Fan _____
 Intercom _____
 Well & Pump _____
 Sprinklers _____
 Driveways _____
 Fencing _____
 Masonry Garden Walls _____
 Swimming Pool _____

Screened in Patio(top and sides) _____
 Cement Terrace _____

Builder Name _____
 Company _____

Builder signature _____

Application name _____ Same plans and specifications
 as used on _____ By _____

Use additional page for more comments or specifications.