

Application Forms

Industrial

Mechanical

Body Shop

Real Business Loans, LLC 4100 SW 194 Terr. Miramar, FL 33029
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RealBusinessLoans.com

Income & Expenses

Building Name _____

Item	3rd Preceding Year	2nd Preceding Year	Preceding Year	YTD	Trailing 12	Notes
	No of Months	No of Months	No of Months	No of Months	Months	
Base Rent						
Expense Reimbursements						
Percentage Rent						
Parking Income						
Other Income						
Vacancy & Coll. Loss						
Effective Gross Income						
Real Estate Taxes						
Property Insurance						
Utilities						
Repairs and Maintenance						
Janitorial						
Management Fees						
Payroll and Benefits						
Advertising and Marketing						
Professional Fees						
General and Administrative						
Other Expenses						
Ground Rent						
Total Operating Expenses						
Net Operating Income						
Leasing Commissions						
Tenant Improvements						
Cap Ex. (Repl. Reserves)						
Extraordinary Capital Exp.						
Total Capital Items						
Net Cash Flow						

Industrial property Purchase or Refinance
Commercial Loans

Check List of required information to complete business loan proposal.

Project Name _____

Borrower Name _____

Borrower Address _____

Phone _____ Cell _____ Fax _____

Date Received _____

Personal information

- _____ Signed 1003, officers owning more than 20% of the company
- _____ Copy of, S.S.,D.L., Resident Card or Citizen proof.
- _____ Credit report authorization by borrower's.
- _____ Personal financial statement dated within 30 days (no 1003)
- _____ Current year personal bank Accounts.
- _____ Last three years of personal income tax.
- _____ Assets documents support.
- _____ Current personal financial statement (30 days) for each partner stockholder and or officer owning more than 20% of the company.
- _____ Last 3 years personal income tax, on all 20% + owners
- _____ Three last months personal bank statements.
- _____ Financial statement of any affiliate business owned, operated, or 50% or more controlled by principals of this business.

Business & property information

- _____ Copy of corporate charter, articles & by law, assumed name.
- _____ Copy of business license.
- _____ Description / History of the company.
- _____ Resumes on key management.
- _____ Last three years business Income Tax
- _____ Current year of business profit and loss, dated within 30 days.
- _____ Current financial statement.
- _____ Current year business bank statements.
- _____ Schedule of account receivables, balancing to current statement.
- _____ Schedule of accounts payable, balancing to current statement.
- _____ Copy of deed, trust, or warranty deed.(refinancing)
- _____ Copy of the note.(refinancing)
- _____ Copy of the buy or sell agreement.(purchase)
- _____ Insurance, tax, and association information.
- _____ Appraisal of Real Estate, (older)
- _____ Purpose and benefit of the loan, and use of the loan proceeds.
- _____ Actual photo's of the property.
- _____ Purchases orders.
- _____ Contracts parts, others.
- _____ Actual production program (refinancing)
- _____ Development project (purchase)
- _____ One year financial projection.

Customer Signature

Rep. Signature