

Borrower	_____
Application Date	_____
Originator	_____

Commercial Mortgage Application  
 Property Type: **MULTIFAMILY (5+ UNITS)**

**Loan Information**

Loan Name/Description \_\_\_\_\_

Recourse Preference      Recourse      Non-Recourse      Negotiable

Loan Purpose              Purchase      Refinance      Construction

If Purchase, Purch Price    \$ \_\_\_\_\_      Closing Date \_\_\_\_\_

If Refinance, Loan Balance    \$ \_\_\_\_\_      Interest Rate \_\_\_\_\_%    Type: Fixed\_\_\_ Variable\_\_\_

Cost of Recent Improvements \$ \_\_\_\_\_      Improvements Documented?    Yes\_\_\_ No\_\_\_ Unknown\_\_\_

If Constr, Constr Cost+Land    \$ \_\_\_\_\_      Completion Date \_\_\_\_\_

**Borrower Information**

Borrower Name \_\_\_\_\_

Borrower Type              Individual      Corp      LLC      Trust      Ltd or Gen Prtnrsh      Other\_\_\_\_\_

Primary Contact \_\_\_\_\_      Contact Email \_\_\_\_\_

Address \_\_\_\_\_      City \_\_\_\_\_      State \_\_\_\_\_      Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_      Fax ( ) \_\_\_\_\_

Net Worth                  \$ \_\_\_\_\_      FICO Score \_\_\_\_\_      Bankruptcy? Yes\_\_\_ No\_\_\_

**Property Information**

Property Name \_\_\_\_\_      No. of Bldgs \_\_\_\_\_

Property Subtype:      Garden Apts\_\_\_ Mid-Rise\_\_\_ High-Rise\_\_\_ Student Hsg\_\_\_ Military\_\_\_ Townhouse\_\_\_ Co-Op\_\_\_

Land Area \_\_\_\_\_      Property Management Contract in place? Yes\_\_\_ No\_\_\_

Last Appraised Value      \$ \_\_\_\_\_      Last Sale Price \$ \_\_\_\_\_

Last Appraisal Date \_\_\_\_\_      Date of Last Sale \_\_\_\_\_

Property Attributes:    Income Subsidized (HAP/HUD): Yes\_\_\_ No\_\_\_    What %? \_\_\_%    Owner-Occupied: Yes\_\_\_ No\_\_\_

Adjacent to Sewage/Waste Treatment facility: Yes\_\_\_ No\_\_\_    Student Housing \_\_\_%    Military Housing \_\_\_%    Corp Housing \_\_\_%

Pools\_\_\_ Laundry Rooms\_\_\_ Clubhouses\_\_\_ Tennis Courts\_\_\_ Exercise Rms\_\_\_ Playgrounds\_\_\_ Security Gates\_\_\_

Surrounding Land Use:    Similar Res\_\_\_ Higher Scale Res\_\_\_ Lower Scale Res\_\_\_ Retail\_\_\_ Office\_\_\_ Industrial\_\_\_ Mixed Use\_\_\_

**Building Information**

Building Address \_\_\_\_\_      City \_\_\_\_\_      State \_\_\_\_\_      Zip \_\_\_\_\_

Number of Stories \_\_\_\_\_    Year Built \_\_\_\_\_    Year Renovated \_\_\_\_\_    Overall Appearance: Avg\_\_\_ Above\_\_\_ Below\_\_\_

Units include: Microwave\_\_\_ Ceiling Fans\_\_\_ Fireplace\_\_\_ Air Conditioning\_\_\_ Flat Roof? Yes\_\_\_ No\_\_\_ T-111 Exterior? Yes\_\_\_ No\_\_\_

Est. Market Vacancy %      \_\_\_\_\_%    Gross Building Area \_\_\_\_\_ SF    Net Rental Area \_\_\_\_\_ SF

# Rent Roll

Building Name \_\_\_\_\_ Rent Roll Date \_\_\_\_\_

No.	Indicate Unit Type:	No. of Occupied Units	No. of Vacant Units	Avg. Monthly Rent per Unit	Est. Market Rent per Unit	Avg. Unit Area (SF)	Min. Monthly Rent per Unit	Max. Monthly Rent per Unit	Utilities/Services Included in Rent											
									Heat	Elec	Water	Sewer	Gas	Oil	Landsc	Lndry	Parking			
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2																				
3																				
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## Income & Expenses

Building Name \_\_\_\_\_

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