



Premier Small Business Solutions, LLC

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

Borrower	_____
Application Date	_____
Originator	_____
Application Date	_____

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 Prtnrshp Other _____

Primary Contact _____ Contact Email _____

Address _____ City _____ State _____ Zip _____

Phone (____) _____ Fax (____) _____

Net Worth \$ _____ FICO Score _____ Bankruptcy: Y N ?

Property Information

Property Name _____ No. Bldgs _____

Property Subtype: Garden Apts _____ Mid-Rise _____ High-Rise _____ Military _____ Townhouse _____ Co-Op _____

Land Area _____ Property Management Contract in place? Y N ?

Last Appraised Value \$ _____ Last Sale Price \$ _____

Last Appraisal Date _____ Date of Last Sale _____

Property Attributes Income Subsidized (HAP/HUD): Y N '?' What %? _____% Owner-Occupied: Y N ?

Adjacent to Sewage/Waste Treatment facility: Y N ? 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

Address _____ City _____ State _____ Zip _____

Number of Stories _____ Year Built _____ Year Renovated _____ Overall Appearance: Above _____ Below _____

Units include: Microwave _____ Ceiling Fans _____ Fireplace _____ Air Conditioning _____ Flat Roof: Y N ? T-111 Exterior: Y N ?

Est. Market Vacancy % _____ % Gross Building Area _____ SF Net Rental Area _____ SF

Rent Roll

Building Name _____ Rent Roll Date _____

No.	Indicate Unit Type: Example: 1BR / 2BA, 2BR / 2BA 2BR / 2.5BA, Studio, Other, etc	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	Landry	Parking		
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2																			
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Income & Expenses

Building Name _____

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