

**COMMERCIAL MORTGAGE
PRE-QUALIFICATION FORM**

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HOW DID YOU HEAR ABOUT US? _____

TODAY'S DATE: _____ REFERRED BY: _____

TYPE OF COMMERCIAL LOAN: TRADITIONAL 1ST OR 2ND CONSTRUCTION BRIDGE
HARD MONEY MEZZANINE OTHER

PURPOSE OF THE LOAN: PURCHASE CASH OUT REFINANCE RATE & TERM REFINANCE
NEW CONSTRUCTION RENOVATE OR EXPAND THE PROPERTY OTHER

DESIRED LOAN AMOUNT: _____

SALES PRICE / VALUE OF THE COLLATERAL: _____

AMOUNT OF THE DOWN PAYMENT (IF APPLICABLE): _____

STREET ADDRESS OF THE PROPERTY: _____

CITY: _____ COUNTY: _____ STATE: _____ ZIP: _____

TYPE OF PROPERTY: _____

GROSS RENTABLE AREA (SQUARE FEET): _____ NET RENTABLE AREA (SQUARE FEET): _____

NUMBER OF UNITS: _____ NUMBER OF VACANCIES: _____

VACANCY RATE FOR THIS AREA: LESS THAN 5% 5-10% 10-25% 25% OR GREATER

GENERAL DESCRIPTION OF THE BUILDING(S):

AGE OF THE BUILDING(S): _____ LAST RENOVATED (APPROXIMATE DATE IF KNOWN): _____

DESIRED AMORTIZATION SCHEDULE: 15 YEARS 20 YEARS 25 YEARS 30 YEARS

DESIRED LOAN TERM: 1-5 YEARS 6-10 YEARS 11-15 YEARS

16-20 YEARS 21-25 YEARS 26-30 YEARS

NAME OF MORTGAGE LENDER(S) (IF APPLICABLE): _____

BALANCE OF MORTGAGE(S) (IF APPLICABLE): _____

MORTGAGE INTEREST RATE(S): _____ MORTGAGE PAYMENT(S) (PER MONTH): _____

MORTGAGE MATURITY DATE(S): _____

GROSS SCHEDULED INCOME (ANNUAL): _____

OTHER INCOME ANNUALLY (LAUNDRY, PARKING, ETC.) _____

REAL ESTATE TAXES (CURRENT ANNUAL): _____

INSURANCE PREMIUM (CURRENT ANNUAL): _____

MANAGEMENT EXPENSES (CURRENT ANNUAL): _____

REPAIRS AND MAINTENANCE (LAST YEAR ACTUAL): _____

UTILITIES (LAST YEAR ACTUAL): _____

OTHER OPERATING EXPENSES (ANNUAL): _____

NAME OF BORROWER / ENTITY: _____

TYPE OF ENTITY: INDIVIDUAL CORPORATION GENERAL PARTNERSHIP
LIMITED PARTNERSHIP LIMITED LIABILITY COMPANY (LLC) OTHER

OCCUPATION / LINE OF BUSINESS: _____

ANNUAL INCOME: _____

NET WORTH: _____

CREDIT: EXCELLENT GOOD FAIR POOR
BANKRUPTCY DISCHARGED WITHIN LAST 3 YEARS I DON'T KNOW

BUSINESS PHONE: _____ HOME/MOBILE PHONE: _____

E-MAIL ADDRESS: _____

NAME OF CO-BORROWER / ENTITY: _____

TYPE OF ENTITY: INDIVIDUAL CORPORATION GENERAL PARTNERSHIP
LIMITED PARTNERSHIP LIMITED LIABILITY COMPANY (LLC) OTHER

OCCUPATION / LINE OF BUSINESS: _____

ANNUAL INCOME: _____

NET WORTH: _____

CREDIT: EXCELLENT GOOD FAIR POOR

BANKRUPTCY DISCHARGED WITHIN LAST 3 YEARS I DON'T KNOW

BUSINESS PHONE: _____ HOME/MOBILE PHONE: _____

E-MAIL ADDRESS: _____

DESIRED TIME FRAME: LESS THAN 1 MONTH 1-3 MONTHS

3-6 MONTHS GREATER THAN 6 MONTHS

COMMENTS: