

Transaction Name: _____ Date: _____

Broker: _____

TAKE TWO FINANCIAL COMMERCIAL APPLICATION	
<i>Loan Overview</i>	

CLIENT INFORMATION					
Full Name (include Jr. or Sr. if applicable)		Phone <input type="checkbox"/> Cell <input type="checkbox"/> Work <input type="checkbox"/> Fax	Phone 2 <input type="checkbox"/> Cell <input type="checkbox"/> Work <input type="checkbox"/> Fax	E-Mail Address	
Present Address (Street, City, State & Zip)			<input type="checkbox"/> Own <input type="checkbox"/> Rent	Number of Years	Credit Score
Bankruptcies Yes <input type="checkbox"/> No <input type="checkbox"/>	Judgements Yes <input type="checkbox"/> No <input type="checkbox"/>	Employer	Employer Address	Employer Phone	Employer E-Mail Address
Business Owned (Years)	Address	Phone	Annual Income	Net Worth	

TRANSACTION							
1	REFINANCE	Date of Purchase	Purchase Price	Current Market Value	Mortgage Balance	Capital Investment	Cash-Out Requested
		Current Monthly Payment		Is Mortgage in Good Standing <input type="checkbox"/> Yes <input type="checkbox"/> No		Financing Requested	
2	PURCHASE	Closing Date	Purchase Price	Rehab Cost	Down Payment	Exit Strategy	
		Finished Value	Financing Requested				

PROPERTY INFORMATION						
Address		Property Type	Owner Occupied <input type="checkbox"/> Yes <input type="checkbox"/> No	Appraisal Date	Appraisal Amount	Current Market Value
<input type="checkbox"/> Single Tenant <input type="checkbox"/> Multi Tenant		Annual Rental Income	Number of Units	Units Vacant	Vacancy %	

NET OPERATION INCOME							
Annual Gross Rental Income	Annual Insurance	Annual Real Estate Taxes	Capital Reserves 2%	Vacancy Factor 5%	Annual Utilities	Annual Management Fee 5%	Annual Maintenance
NOI	Cap Rate	LTV Requested	Other				

Residential Property- Initial Checklist:

- Current rent roll (*Rent roll needs to include tenant name, unit #, lease start & end date, rental rate, unit type...etc*).
- Profit and loss statement for 2010 and year to date 2011.
- Monthly occupancy for 2011.
- Current balance sheet on property. (*Refinance only*) (*Executed purchase contract for acquisitions*).
- Current Personal Financial Statement.
- Color photos and a detailed description of property (*amenities, number and type of units, government subsidized units, number of buildings, site acreage, construction type, etc...*)