COMMERCIAL REAL ESTATE LOAN APPLICATION

EH National Bank

Loan Applied for	Amount	Interest Rate	Amort. Basis / Term

☐ **PURCHASE SUBJECT PROPERTY**

Sales Price	Cash Down Payment	Source of Equity Funds (cash down payment and/or other –explain)		
Secondary Loan	**Interest Rate**	**Monthly Payment**	**Terms**	**Payable to:**

☐ **REFINANCE SUBJECT PROPERTY**

Funds to be used to pay:	Purchase Date	Purchase Price	Describe Significant Improvements & Cost
First Loan Balance	**Maturity Date**	**Payable to:**	**Name & Address** / **Account No.**
Second Loan Balance	**Maturity Date**	**Payable to:**	**Name & Address** / **Account No.**

Remaining Funds to be used for:

SUBJECT PROPERTY ADDRESS

Street Address	City	County	State	Zip

Legal Description (attach a separate sheet, if necessary)	Site/ Lot Size	No. Buildings	No. Stories	No. Units	No. Parking	Year Built

Title is in
☐ Fee Simple
☐ Leasehold

Brief Description of Improvements, including type structural framing, exterior walls, heat, A/C & recreation facilities

		☐ Current Estimates		☐ Proforma Estimates
Gross Scheduled Income		$		$
Other Income (Laundry, Vending, CAM, etc.)		$		$
Total Gross Potential Income		$		$
Less Vacancy %	%	$	%	$
Less operating Expenses	%	$	%	$
Net Operating Income		$		$

PROPERTY TYPE (check applicable information)

☐ Multifamily	☐ Office	☐ Industrial: Warehouse	☐ Retail-Shadow Anchored
☐ Mixed Use	☐ Self-Storage	☐ Single Tenant	☐ Retail-Unanchored
☐ Mobile Home Park	☐ Special Purpose	☐ Senior Hosing	☐ Retail-Anchored
☐ Medical Office	☐ Industrial: R&D/Flex	☐ Health Care	☐ Other:

MULTI-FAMILY PROPERTY

No. Vacant Units	Is project subject to rent control? ☐ Yes ☐ No

Apartments are Rented — No. of units

Furnished _____

Unfurnished _____

Total No. of section 8 (HUD) units _____

Utilities included in rent
☐ Water ☐ Electricity ☐ Gas ☐ Heat or A/C

COMMERCIAL OR INDUSTRIAL PROPERTY

Total Vacant SQ FT	Total Net Rentable SQ FT

LEASE TYPE

☐ Modified Gross ☐ Industrial Gross
☐ NNN ☐ MTM
☐ NN ☐ Mixed
☐ N ☐ Other
☐ Other:

PROPERTY MANAGEMENT (Please attach property management resume)

Property Management Company: _____

No. years experience in property management _____

Total No. units (multifamily) or SQ FT (Commercial) _____ No. Buildings/Properties _____

Attach signed, certified current income/expense statement and balance sheet for subject property and statements for the previous two calendar or fiscal years. Attach signed, certified rent schedule showing occupants name, apartment no. and type, monthly rent and lease expiration date, whether rented furnished or unfurnished; and type of utilities paid by owner. Expense statement should itemize expenditures for repairs and replacements.

BORROWER(S) WILL BE

Name of Borrower(s) (name of individual(s), partnership)	Title will be vested in:

☐ Individual(s) ☐ Corporation ☐ Limited Partnership ☐ Revocable Trust ☐ LLC

☐ Guarantor ☐ S Corporation ☐ General Partnership ☐ Irrevocable Trust ☐ Other

Address of Borrowing Entity	City	State	Zip

List below names of: Individual borrowers, general partners, if partnership, or officers, if corporation.
Under title indicate Individual, General Partner, President, Vice President etc., stockholder as appropriate.
Please indicate ownership % of individual or multiple individuals owning 20% or more, if applicable.

	Name	Title	Ownership %
1			
2			
3			
4			
5			

INDIVIDUAL INFORMATION (Required from all individuals with a 20% or greater interest in the borrowing entity)

Individual		Spouse (if applicable)	
Social Security #		Social Security #	
Address		Address	
City / State / Zip		City / State / Zip	
Phone		Phone	

Marital Status: ☐ Married ☐ Not Married

☐ Individual(s) ☐ General Partner ☐ Guarantor ☐ Managing ☐ Member
☐ Shareholder ☐ President ☐ Trustee ☐ Member Trust ☐ Co-borrower
☐ Other

Years as Business Owner/Investor: _____ % Owned of Borrowing Entity: _____

PERSONAL FINANCIAL STATEMENT

ASSETS	(Omit Cents)	LIABILITIES	(Omit Cents)
Cash on Hand & in Banks	$	Unsecured Notes Payable to Banks and Others	$
Savings Accounts	$	Credit Card Balance	$
IRA or Other Retirement Account	$	Installment Loans	$
Accounts & Notes Receivable	$	Loan on Life Insurance	$
Life Insurance-Cash Surrender Value Only	$	Mortgages on Residence	$
Stocks and Bonds	$	Mortgages on Investment RE (attach schedule)	$
Personal Residence	$	Other Liabilities	$
Investment Real Estate *(attach schedule)*	$		
Personal Property	$	Total Liabilities	$ 0
Other Assets	$		
Total Assets	$ 0	**NET WORTH**	$ 0

MONTHLY INCOME AND EXPENSE INFORMATION

Gross Monthly Income	Individual	Spouse	Total	Monthly Expense	
A. Salary:	$	$	$	A. Rent:	$
B. Commissions/Bonus:	$	$	$	B. First Mortgage (P&I):	$
C. Dividends/Interest:	$	$	$	C. Other Financing (P&I):	$
D. Net Rental Income:	$	$	$	D. Hazard Insurance:	$
E. Other Income: *	$	$	$	E. Real Estate Taxes:	$
Total:	$	$	$	F. Installment Loans:	$
				G. Credit Card Debt:	$
				H. Other Debt: **	$
				Total:	$ 0

*Describe Other Income: _____

** Describe Other Debt: _____

PERSONAL DECLARATIONS

If you answer "Yes" to any questions A through F, Please provide a separate explanation.

	Individual		Spouse	
a. Are there any outstanding judgments against you?	☐ Yes	☐ No	☐ Yes	☐ No
b. Have you declared bankruptcy within the last 10 years?	☐ Yes	☐ No	☐ Yes	☐ No
c. Have you had property foreclosed upon or given deed in lieu thereof in the last 10 years?	☐ Yes	☐ No	☐ Yes	☐ No
d. Are you party to a lawsuit?	☐ Yes	☐ No	☐ Yes	☐ No
e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment?	☐ Yes	☐ No	☐ Yes	☐ No
f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation bond or loan guarantee?	☐ Yes	☐ No	☐ Yes	☐ No
g. Are you obligated to pay alimony, child support or separate maintenance?	☐ Yes	☐ No	☐ Yes	☐ No
h. Are you a member of the armed forces or armed forces reserves?	☐ Yes	☐ No	☐ Yes	☐ No
i. Are you a U.S. citizen?	☐ Yes	☐ No	☐ Yes	☐ No
j. Are you a permanent resident alien?	☐ Yes	☐ No	☐ Yes	☐ No
k. Are any of your assets held in a trust?	☐ Yes	☐ No	☐ Yes	☐ No
If yes, Name of Trust _____				
l. Are you a guarantor or co-signer for obligations not listed on this financial statement?	☐ Yes	☐ No	☐ Yes	☐ No
If yes, amount of contingent liability _____				

AUTHORIZATION AND SIGNATURES

I/We, the undersigned, hereby authorize EH National Bank or its designee (and any assignee or potential assignee) to make inquiries and obtain a credit report as necessary to verify the accuracy of the information and statements made to EH National Bank and to determine my creditworthiness. I certify the statements and information contained in all documentation provided are true and accurate as of the stated date(s). These statements are made for the purpose of either obtaining a loan or guaranteeing a loan. I understand false or misleading statements may result in forfeiture of benefits and possible felony prosecution by the U.S. Attorney General (reference 18 U.S.C. 1001).
I/We acknowledge receipt of the "Important Disclosures" page of this application.

_____ Social Security # _____ Date _____

Applicant Authorization/Signature

_____ Social Security # _____ Date _____

Applicant Authorization/Signature

EH National Bank

Important Disclosures

Important Information About Opening a New Account at EH National Bank

To help the United States Government fight the funding of terrorism and money laundering activities, Federal law requires us to obtain, verify, and record information that identifies each person or business that opens an account. What this means for you: when you open an account we will ask for your name, street address, date of birth, and identification number, such as a social security number or taxpayer identification number. For businesses, we will ask for the business name, street address and tax identification number that will allow us to identify you. Federal law requires us to obtain this information. We may also ask to see your driver's license or other identifying documents that will allow us to identify you. We appreciate your cooperation.

Equal Credit Opportunity Act — Regulation B Notice

NOTICE: The federal Equal Credit Opportunity Act prohibits EH National Bank from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is as follows: Office of The Comptroller of the Currency, Customer Assistance Group, 1301 McKinney Street, Suite 3450, Houston, TX 77010

Pursuant to Regulation B of the Federal Reserve Board, if EH National Bank denies this application for credit or any subsequent renewal thereof, the Applicant has the right to a written statement of the specific reasons for the denial. To obtain this statement, please write to EH National Bank, 8484 Wilshire Boulevard, Suite 100, Beverly Hills CA 90211, or call us at (323) 602-2000 within 60 days from the date you are notified of EH National Bank's decision. EH National Bank will send the Applicant a written statement of the reasons for denial within 30 days of receiving this request. Credit Scoring, based on personal and credit data of business owners/guarantors, may be used in the evaluation of a credit request.

Disclosure of Right to Receive a Copy of Appraisal

If your loan application involves a loan that will be secured with real property, we may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

SCHEDULE OF REAL ESTATE OWNED

EH National Bank

PRINT NAME(S)

	Property Street Address	Ownership Entity	% Owned	Property Type	Acq. Date	Original Cost	Market Value	Total of Mortgage Liens	Current Lender(s)	Net Rental Income
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
						Totals:	$ 0.00	$		

For additional properties, please duplicate this page and attach.

I (we) certify that the above information is true and accurate to the best of my (our) knowledge.

NET REAL ESTATE EQUITY

$

Applicant Signature

Date