



**MEDALLION Funds**  
Smart Lending Solutions

# COMMERCIAL REAL ESTATE LOAN APPLICATION

**Entity Name**

**Phone Number**

**Email Address**

**Contact Name**

**Transaction Description**

# CRE Application

## I. Entity's / Personal Information

Borrower is an:       Individual(s)       Entity

Borrowing entity is a:       Corporation (C Corp)       LLC       LP/LLP       S Corp       Other:

Borrowing Entity Name: \_\_\_\_\_ Date Formed: \_\_\_\_\_ Tax ID: \_\_\_\_\_

**Any individual who owns 25% or more of the borrowing entity is required to be a guarantor of the loan.  
Please list all additional applicants below.**

Name	Ownership	On Title	Is the structure of the entity changing as part of the loan transaction? <input type="checkbox"/> Yes <input type="checkbox"/> No
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please describe:
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	%	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Borrower Name:		Co-Borrower Name:	
Social Security #:	Date of Birth:	Social Security #:	Date of Birth:
Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Divorced	Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Divorced		
Address 1:		Address 1:	
Address 2:		Address 2:	
City:	State:	Zip:	City:      State:      Zip:
Phone Number:		Phone Number:	
Email Address:		Email Address:	

## II. LOAN REQUEST

Commercial Mortgage Type Applied For:       Investor       Owner-Occupied

Loan Purpose:       Purchase       Refinance       Value-Add      Loan Purpose:       Moderate - Heavy Rehab       Land - Construction

Requested Loan Amount: \_\_\_\_\_ Property Type \_\_\_\_\_ Property Sub-Type \_\_\_\_\_

Is there an appraisal on subject property?      Yes      No      Is there an environmental study on subject property?      Yes      No

<b><u>If a Purchase:</u></b>	<b><u>If a Refinance:</u></b>	<b><u>Subject Property Cash Flow:</u></b>
Purchase Contract Expires:	Original Purchase Date:	Actual Rents in Place (annualized):      \$
Purchase Price:      \$	Original Purchase Price:      \$	Less Actual Expenses (annualized):      \$
Amount of Down Payment: \$	Cost of Improvements Made*:      \$	Equals Net Op. Income (annualized):      \$
	Current Lender:	Gross Annual Rent of Largest Tenant:      \$
	Interest Rate %:	Annual Property & Liability Insurance Premium:      \$
	Monthly Payment:      \$	Annual Property Taxes:      \$
	Pay-Off Mortgage 1:      \$	Note:
	Pay-Off Mortgage 2:      \$	
	Pay-Off Outstanding Taxes/Others:      \$	
	Cash Out:      \$	
	Cash Out Description:	
Is the property subject to any additional liens, encumbrances or restrictions? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, please explain:		

### III. SUBJECT PROPERTY INFORMATION

Subject Property Address:

City: State: Zip: Year Built:

Description of Subject Property (attach description if necessary):

Commercial Property Type:  Multifamily  Mixed Use (>50% Residential)  Warehouse  Retail  Restaurants  
 Mobile Home Parks  Mixed Use (<50% Residential)  Light Industrial  Office  Other  
 Automotive  Self Storage  Daycare Center  Hospitality

Does the property have?  Underground or above ground storage tanks  Automotive repair uses  Ongoing environmental remediation  
 Hazardous material handling/Licensing  On-site dry cleaner  A prior Phase 1 report available  N/A

Estimated Value of Real Estate: \$

Source of Value Estimate:  Appraisal  Estimate  Sales Price (if purchase)

Owner Occupied:  Yes  No Owner Occupancy %:

Yrs. of Investor Experience: Number of Buildings:

Number of Units: Building Sq. Footage:

Number of Units Occupied: Land Sq. Footage:

### IV. BUSINESS INFORMATION

Please complete if you are Self-Employed or the Borrower is a Business Entity.

Business Name:

Address:

City: State: Zip:

Years as Business Owner:

Will this business occupy the subject property?  Yes  No

Type of Business:  Corporation (C Corp)  LLC  LP/LLP  S Corp  Other

Tax Year 1 20\_\_\_\_ Business Income

Tax Year 2 20\_\_\_\_ Business Income

a. Annual Revenues: \$ a. Annual Revenues: \$

b. Annual Expenses: \$ b. Annual Expenses: \$  
 (Exclude depreciation) (Exclude depreciation)

Net Operating Income (A-B) \$ Net Operating Income (A-B) \$

### V. EMPLOYMENT INFORMATION

Self Employed:  Yes  No Self Employed:  Yes  No

Years on the Job: Years on the Job:

### VI. ANNUAL INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Net ANNUAL Income:	<b>Borrower</b>	<b>Co-Borrower</b>	Combined MONTHLY Housing Expenses (for Primary Residence only)	
Total Income:	\$	\$	Total Monthly Housing:	\$

### VII. ASSETS AND LIABILITIES

<u>Assets</u>		<u>Liabilities</u>	
Total Assets:	\$	Total Liabilities:	\$
Total Cash Available: (Savings and Checking)	\$	Net Worth:	\$

**VIII. DECLARATIONS**

	<b>Applicant</b>	<b>Co-Applicant</b>
If you answer "Yes" to any questions A through F, please provide a separate explanation.		
A. Are there any outstanding judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Have you declared bankruptcy within the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. Are you party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> 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 in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan guarantee?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Are you obligated to pay alimony, child support or separate maintenance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
H. If applicable, do you intend to occupy the property as your primary housing residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
I. Have you been convicted of a felony within the past 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
J. Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
K. Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

If you answered no to questions J and K, please provide visa status:

**IX. BUSINESS DECLARATIONS**

Please select N/A if you are closing as an individual and your business is not going to occupy the subject property.

Neither my business, nor any principal of my business has declared bankruptcy in the last 4 years.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A
Neither my business, nor any principle of my business is a party to any lawsuit.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A
My business has never defaulted on any Federal debt including SBA loans.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A
No principle of my business has had a property foreclosed within the past 4 years.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A
The business has neither been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business.	<input type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> N/A

Please explain any declaration with "false" response or provide documentation:

**X. GENERAL AUTHORIZATION**

I HEREBY AUTHORIZE LENDER TO VERIFY ANY AND ALL INFORMATION PROVIDED OR REQUESTED WITH THIS APPLICATION, INCLUDING BUT NOT LIMITED TO MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.

I UNDERSTAND THAT FALSE INFORMATION AND STATEMENTS MAY RESULT IN POSSIBLE PROSECUTION UNDER FEDERAL AND STATE LAWS. FURTHER, I UNDERSTAND THAT MY INFORMATION WILL BE SCRUBBED AGAINST THE OFAC, SDN LISTS, EXCLUSIONARY AND OTHER LISTS TO CONFIRM COMPLIANCE WITH THE US PATRIOT ACT, COUNTER-TERRORISM REGULATIONS AND BSA/AML REGULATIONS.

I CERTIFY BY SIGNING BELOW THAT THIS IS NOT AN APPROVAL OR COMMITMENT TO LEND AND THAT I MAY BY DENIED AT ANY TIME DURING THE PROCESS FOR REASONS INCLUDING BUT NOT LIMITED TO CREDIT WORTHINESS SUCH AS; COLLATERAL ISSUES, BUSINESS PRACTICES OR UNSTABLE GOVERNMENT/POLITICAL CLIMATE WITHIN A COUNTRY.

**Applicant**

I AUTHORIZE LENDER TO MAKE ALL INQUIRES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS.

Applicant Authorization/Signature: \_\_\_\_\_ EIN/SS# : \_\_\_\_\_ Date: \_\_\_\_\_

**Co-Applicant**

I AUTHORIZE LENDER TO MAKE ALL INQUIRES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS.

Co-Applicant Authorization/Signature: \_\_\_\_\_ EIN/SS# : \_\_\_\_\_ Date: \_\_\_\_\_



## COMMERCIAL REAL ESTATE LOAN APPLICATION Stipulations Sheet

Please Provide the following items:

A-

B-

C-

D-

E-

F-

G-

H-

I-

J-

K-

L-

M-

N-