



# COMMERCIAL MORTGAGE APPLICATION

<b>LOAN APPLIED FOR</b>	AMOUNT \$ _____	INTEREST RATE _____ %	MONTHLY PRIN & INT PAYMENTS \$ _____	AMORTIZATION BASIS _____ MONTHS	TERM _____ MONTHS	ESCROWS <input type="checkbox"/> RE TAXES <input type="checkbox"/> INSURANCE <input type="checkbox"/> OTHER
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**BORROWER(S) WILL BE:**  Individual(s)  Partnership  Corporation  Limited Liability Company

Name of Borrower(s) (Name of individual, Partnership, Corporation or Limited Liability Company) \_\_\_\_\_ Title will be vested in: (Name of individual, Partnership, Corporation or Limited Liability Company) \_\_\_\_\_

**PARTNERSHIP TYPE:**  General  Limited  Joint Venture **Tax ID Number:** \_\_\_\_\_

**CORPORATION** Date of Incorporation \_\_\_\_\_ State of Formation \_\_\_\_\_ Attach a copy of Partnership Agreement, Articles of Incorporation, Certificate of Limited partnership or Certificate of Formation

Borrower's Address \_\_\_\_\_ Borrower's Telephone Number and Fax Number \_\_\_\_\_ Borrower's Email Address \_\_\_\_\_

**PRINCIPALS:** List below names of individual borrowers; general partners, if partnership; officers, if corporation; members if LLC. List Titles.

A	Name	Phone	Age	Home Address	Title	Ownership %
B						
C						
D						

**EMPLOYMENT SUMMARY**

A	Primary Employer (Name & Address)	Type of Business	Position	Social Security Number	Years in Business
B					
C					
D					

**SUBJECT PROPERTY**

Street Address \_\_\_\_\_ City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Legal Description \_\_\_\_\_ Lot size \_\_\_\_\_ Number of Buildings \_\_\_\_\_ Number of Stories \_\_\_\_\_ Number of Units \_\_\_\_\_ Number of Parking Spaces \_\_\_\_\_ Year Built \_\_\_\_\_

Number of Apartments \_\_\_\_\_ Number of Apartments Rented \_\_\_\_\_ Title is:  Fee Simple  Leasehold Apartments are rented:  Furnished No. \_\_\_\_\_  Unfurnished No. \_\_\_\_\_ Utilities included in rent:  Water  Electric  Gas  Heat  A/C  Other \_\_\_\_\_ Property Management and Manager (name & phone) \_\_\_\_\_  Independent  Related company or Borrower

**PURCHASE SUBJECT PROPERTY** Settlement Date \_\_\_\_\_ Attach a copy of sales agreement

Sales Price \$ \_\_\_\_\_ Cash Downpayment \$ \_\_\_\_\_ Source of Equity Funds \_\_\_\_\_

Secondary Financing \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Monthly P&I Payment \$ \_\_\_\_\_ Term \_\_\_\_\_ Months

**REFINANCE SUBJECT PROPERTY** Describe significant improvements made. \_\_\_\_\_

Date Acquired \_\_\_\_\_ Purchase Price \$ \_\_\_\_\_

Funds to be used to pay:

First Lien Balance \$ _____	Maturity Date _____	Payable to _____
Second Lien Balance \$ _____		

Remaining funds used to: \_\_\_\_\_

**CONSTRUCT NEW BUILDINGS** Estimated Construction time in months \_\_\_\_\_

Date Property Acquired \_\_\_\_\_ Cost \$ \_\_\_\_\_ Existing Liens \$ \_\_\_\_\_ Payable to \_\_\_\_\_

USE OF FUNDS		SOURCE OF FUNDS		Attach copies of plans, specifications, site plan, construction contract, and cost breakdown of development, indirect and direct costs plus any other applicable information. General Contractor (name & address)
Pay Existing Liens	\$ _____	Loan Applied For	\$ _____	
Land Develop Costs		Equity		
Direct Const Cost		Other		
Indirect Const Cost				
<b>Total</b>	<b>\$ _____</b>	<b>Total</b>	<b>\$ _____</b>	

**AGREEMENT:** The undersigned applies to East River Bank ("Bank") for the loan indicated in this application to be secured by a mortgage on the subject property and represents that the property will not be used for any illegal purpose. The information provided in this application is provided to the Bank to extend credit to the undersigned. Each of the undersigned represents, warrants and certifies that the information provided herein is true, correct and complete. Each of the undersigned agrees to notify the Bank immediately and in writing of any change in name, address, or employment and of any adverse material change (1) in any of the information contained in this statement or (2) in the financial condition of any of the undersigned or (3) in the ability of any of the undersigned to perform their obligations to the Bank. If the undersigned fail to notify you as required above, or if any of the information herein should prove to be inaccurate or incomplete in any material respect, you may declare the indebtedness of the undersigned or the indebtedness guaranteed by the undersigned, as the case may be, immediately due and payable. The Bank is authorized to make all inquiries it deems necessary to verify the accuracy of the information contained herein and to determine the creditworthiness of the undersigned and the Borrower. Each of the undersigned authorizes the Bank to request credit reports, from time to time, containing credit and other reference information about the undersigned from third parties, such as credit reporting agencies. The undersigned authorize any person or consumer reporting agency to give the Bank any information it may have on the undersigned and the Borrower. Each of the undersigned authorizes the Bank to answer questions about the Bank's credit experience with the undersigned and the Borrower. This application and any other financial or other information that the undersigned give the Bank shall be the Bank's property. The undersigned understand that is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the information submitted on this personal financial statement under Title 18 of the U S Code.

BY: \_\_\_\_\_ Date: \_\_\_\_\_ BY: \_\_\_\_\_ Date: \_\_\_\_\_

BY: \_\_\_\_\_ Date: \_\_\_\_\_ BY: \_\_\_\_\_ Date: \_\_\_\_\_

**CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION**

**(OVER)**

The following information is required for all applications:

- Signed and dated application
- Current personal financial statement for each Principal/Guarantor
- Two (2) most recent years tax returns for each Guarantor
- Three (3) most recent tax returns for Borrower/Applicant
- A certified rent roll
- Copies of leases
- Operating statement for the most recent year-end and current interim period
- Agreement of Sale, if a purchase
- Organization documents for Borrower
- Statement of borrower's experience owning and managing properties
- Cost estimate, if new construction
- Construction contract, if new construction
- Contractor's resume, if new construction
- Plans and specifications, if new construction
- Evidence of availability of utilities, if new construction

### Additional Information for Residential Subdivisions

Name of Subdivision	Number of Lots	Type of House (townhome, single, condo)		<input type="checkbox"/> Public Water <input type="checkbox"/> Well	<input type="checkbox"/> Public Sewer <input type="checkbox"/> On-site Septic	Status of Approvals (describe)		
Model Name	Sales Price	Square Footage	No. of Bedrooms	No. of Baths	Hard Cost	Soft Costs	Profit	Additional Features <input type="checkbox"/> Garage <input type="checkbox"/> Family RM <input type="checkbox"/> Basement <input type="checkbox"/>
Model Name	Sales Price	Square Footage	No. of Bedrooms	No. of Baths	Hard Cost	Soft Costs	Profit	Additional Features <input type="checkbox"/> Garage <input type="checkbox"/> Family RM <input type="checkbox"/> Basement <input type="checkbox"/>
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### INFORMATION FOR GOVERNMENT MONITORING PURPOSES

(Complete only if Borrowing as Individual(s) for **MULTIFAMILY** or **1-4 Family INVESTOR** Mortgage Loans )

The following information is requested by the Federal Government for certain types of loans related to a dwelling, in order to monitor the Lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a Lender may neither discriminate on the basis of this information, nor on whether you choose to furnish it. However, if you choose not to furnish it, under Federal regulations this Lender is required to note race and sex on the basis of visual observation or surname. If you do not wish to furnish the above information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the Lender is subject under applicable state law for the particular type of loan applied for.)

#### BORROWER

I do not wish to furnish this information

#### Ethnicity:

- Hispanic or Latino
- Not Hispanic or Latino

#### Race:

- American Indian or Alaskan Native
- Native Hawaiian or Pacific Islander
- Black or African American
- Asian
- White

#### Sex:

- Male  Female

#### CO-BORROWER

I do not wish to furnish this information

#### Ethnicity:

- Hispanic or Latino
- Not Hispanic or Latino

#### Race:

- American Indian or Alaskan Native
- Native Hawaiian or Pacific Islander
- Black or African American
- Asian
- White

#### Sex:

- Male  Female

#### To be Completed by Interviewer

This application was taken by:  face-to-face interview  by mail  by telephone  Internet

Interviewer's Signature \_\_\_\_\_

Date \_\_\_\_\_

Name and Address of Interviewer's Employer

**East River Bank**  
**4341 Ridge Avenue**  
**Philadelphia, PA 19129**  
**267-295-6420**

Borrower's Signature (if above completed) \_\_\_\_\_ Date \_\_\_\_\_

Co-Borrower's Signature (if above completed) \_\_\_\_\_ Date \_\_\_\_\_

The Federal Equal Credit Opportunity Act prohibits creditors 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 is derived from any public assistance program; or because the applicant in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with the law concerning this creditor is the : Division of Compliance and Consumer Protection, Federal Deposit Insurance Corporation, Washington, DC 20429-9990