

# COMMERCIAL EXPRESS SCENARIO

Fax: 732-576-4520 E-mail: nwidmer@tfsweb.com Contact: Richard E. Widmer VP

Broker Company: \_\_\_\_\_ Loan Officer: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## APPLICANT / TRANSACTION INFORMATION

Applicant(s) Name: \_\_\_\_\_

Applicant Credit Score: \_\_\_\_\_ Past Foreclosure / Bankruptcies: YES  NO

Loan Amount Requested: \$ \_\_\_\_\_ Term: 3  5  Amortization: 10  15  20  25  30

Loan Purpose: Purchase  Rate/Term Refi  Cash-Out Refi  Small Business Administration (SBA)

**For SBA Loans**, please check transaction type: Acquisition  Expansion/Working Capital  Refinance

**If Purchase**, Purchase Price: \$ \_\_\_\_\_ Source of Down Payment: \_\_\_\_\_

Is there an executed **contract of sale**: YES  NO  Is property in foreclosure: YES  NO

**If Refinance**, Name of Lien Holder: \_\_\_\_\_

Current Interest Rate: \_\_\_\_\_ % Outstanding Balance: \$ \_\_\_\_\_ Property Value: \$ \_\_\_\_\_

Date property was **last transferred**: \_\_\_\_\_ Name of Seller: \_\_\_\_\_ Sold For: \$ \_\_\_\_\_

## PROPERTY INFORMATION

Subject Property Address: \_\_\_\_\_

Property Type Per Certificate of Occupancy (C of O): \_\_\_\_\_

Owner Occupied: APARTMENT  COMMERCIAL / RETAIL  New Construction: YES  NO

Building Size: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Number of Stories: \_\_\_\_\_

# of Residential Apts: \_\_\_\_\_ # Vacant Apts: \_\_\_\_\_ # of Commercial/Retail Units: \_\_\_\_\_ # Vacant Comm/Retail Units: \_\_\_\_\_

Dry Cleaning: YES  NO  Auto Repair/Gas Station: YES  NO  Warehouse/Industrial: YES  NO

**INCOME INFORMATION**

**RESIDENTIAL**

Please list all current **RESIDENTIAL** tenants, for vacant and owner occupied units list maximum legal monthly rent:

Tenant Name or Vacant / Unit #	# of Rooms	Total Sq. Ft.	Lease Exp. Date and/or Vacant	Monthly Rent
Total Residential Monthly:				\$
Total Residential Yearly: (Total Residential Monthly x 12)				\$

**COMMERCIAL**

Please list all current **COMMERCIAL** tenants, for vacant and owner occupied units list market monthly rent:

Unit Number	Type	Total Sq. Ft.	Inception Date	Lease Exp. Date and/or Vacant	Monthly Rent
Total Commercial Monthly:					\$
Total Commercial Yearly: (Total Commercial Monthly x 12)					\$

Are all the units above conforming to the legal C of O?

YES  NO

**Total Gross Yearly Income:**  
(Residential + Commercial) \$ \_\_\_\_\_

**Less Vacancy Factor:**  
(5% Residential / 10% Commercial) (\$ \_\_\_\_\_)

**Effective Gross Income Yearly:** \$ \_\_\_\_\_

**EXPENSES**

Please list your **YEARLY (\$)** building expenses:

Real Estate Taxes	\$ _____	Water/Sewer	\$ _____
Insurance	\$ _____	Electricity/Gas	\$ _____
Fuel	\$ _____	Management Cost	\$ _____
Repairs/Maintenance	\$ _____	Reserve	\$ _____

**Gross Income Yearly**  
(Copy from Above) \$ \_\_\_\_\_

**Total Expenses Yearly**  
(Add All Expenses) \$ \_\_\_\_\_

**Net Income Yearly**  
(Gross Income - Total Expenses) \$ \_\_\_\_\_