



Houston –Las Vegas –San Diego–New York City –Salt Lake City –Orlando–Austin –Louisiana
San Jose, Costa Rica

Please read before completing application!

Dear prospective client,

We take your commercial financing just as serious as you take your own business. We ask that you complete this application as thoroughly as possible. We DO NOT CHARGE ANY UPFRONT FEES simply because we only accept loans that we feel confident we can close... and do so at the most competitive rates in the market.

Additionally, we are one of the very few companies in the country that have their own *in house underwriting department* that reviews your loan, and professionally presents it to the funder that best meets your needs. Seventy-five percent of all commercial loans fail or take literally forever to close because they are not presented to the funder properly. With the completion of this application and your providing the proper documentation, your loan will be structured to get you the best possible terms and close as quickly as possible.

Your loan will be submitted to our in-house underwriting department once we receive this application and the following documentation:

1. 2 years personal and business tax returns (if this is a “full doc” loan)
2. A current rent roll
3. 2 years Net Operating Income Statement and a current YTD balance sheet and P&L
4. Photos of the property- several shots showing entire subject property

Your package will be submitted to our review underwriters once we have all of the necessary information. Once your package has been submitted to Walker Commercial Funding, you'll receive an email confirming receipt and one of our review underwriters may be contacting you for any clarifications. Please provide your email address _____ and best contact number _____.

Respectfully,

Brian Walker

www.walkercommercialfunding.com

1-866-734-6102 phone

1-800-520-1599 fax

Commercial Loan Application

When Complete, Please Fax this Loan Application to (617) 507-7680

Mortgage Applied For				
Amount	Interest rate	Monthly P&I Payment	Term Months	Amortization Months

Purpose of Mortgage				
<input type="checkbox"/> PURCHASE SUBJECT PROPERTY				
Sales Price	Cash Down Payment	Source of Equity Funds (cash down and /or other - explain)		
Secondary Financing	Interest Rate	Monthly P&I Payment	Term Months	To be payable to:
<input type="checkbox"/> REFINANCE SUBJECT PROPERTY				
Date Acquired/Settlement	Purchase Price	Describe Significant Improvements made (last 12 months) and the associated costs		
Funds to be used to pay:				
First Lien Balance	Maturity Date	Payable to (name and address)		
Second Lien Balance	Maturity Date	Payable to (name and address)		
Remaining Funds to be used to:				
Payoff Property Taxes	Closing Costs	Renovations (Explain below)	Cashout	Other (Explain below)
Explanation for other uses of funds or renovations to be completed				

Subject Property (use page 2 for additional collateral)				
Address (street, city, state, zip)				
Type of Property - Check all that apply. Mixed use assumes residential mix. <input type="checkbox"/> Warehouse <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Include Description)	<input type="checkbox"/> Multifamily <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Restaurant <input type="checkbox"/> Auto Repair	<input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> Motel	Number of Units Owner Occupancy % Description of Property	Square feet (gross) Vacancy %
				County Title will be <input type="checkbox"/> Fee Simple <input type="checkbox"/> Lease hold
	Title will be vested in [name of individuals or entity]			

Borrower Information				
Borrower(s) will be _____ Corporation _____ LLC _____ Trust _____ Individual(s) _____ Limited Partnership _____ General Partnership _____ Non-Profit _____ Joint Venture _____ Other _____	State of Incorporation/Formation			
Complete below if Borrower is an entity and not an individual.				
Borrower(s) Name(s) if entity				
Address of entity (street, city, state, zip)				
Tax ID #	Currents Assets	Current Liabilities	Net Income	Date of Financials
a. Is the Borrower a Co-op? <input type="checkbox"/> Yes <input type="checkbox"/> No b. Is the Borrower is single asset entity? <input type="checkbox"/> Yes <input type="checkbox"/> No c. Is the Borrower a party in a lawsuit? <input type="checkbox"/> Yes <input type="checkbox"/> No d. Is there pending litigation involving the Borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No				

Principals/Guarantors/Individual Borrowers			
List below the borrowing entity an all the names of individual borrowers, general partners or any person or entity that directly or indirectly controls the borrowing entity, including limited partners of a partnership, shareholders of a corporation or members of a limited liability company who own 25 percent or more of the equity interests in the borrowing entity regardless or whether they will be guaranteeing the loan.			
Name	Recourse \$	Title	Ownership %
Name	Recourse \$	Title	Ownership %
Name	Recourse \$	Title	Ownership %
Name	Recourse \$	Title	Ownership %
Name	Recourse \$	Title	Ownership %

Additional Collateral #1				
Address (street, city, state, zip)				
Type of Property - Check all that apply. Mixed use assumes residential mix.	<input type="checkbox"/> Multifamily <input type="checkbox"/> Self Storage <input type="checkbox"/> Warehouse <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Include Description)	<input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> Motel	Number of Units Owner Occupancy % Description of Property	Square feet (gross) Vacancy % Title will be <input type="checkbox"/> Fee Simple <input type="checkbox"/> Lease hold

Additional Collateral #2				
Address (street, city, state, zip)				
Type of Property - Check all that apply. Mixed use assumes residential mix.	<input type="checkbox"/> Multifamily <input type="checkbox"/> Industrial <input type="checkbox"/> Warehouse <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Include Description)	<input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> Motel	Number of Units Owner Occupancy % Description of Property	Square feet (gross) Vacancy % Title will be <input type="checkbox"/> Fee Simple <input type="checkbox"/> Lease hold

Additional Collateral #3				
Address (street, city, state, zip)				
Type of Property - Check all that apply. Mixed use assumes residential mix.	<input type="checkbox"/> Multifamily <input type="checkbox"/> Industrial <input type="checkbox"/> Warehouse <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Include Description)	<input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> Motel	Number of Units Owner Occupancy % Description of Property	Square feet (gross) Vacancy % Title will be <input type="checkbox"/> Fee Simple <input type="checkbox"/> Lease hold

Additional Collateral #4				
Address (street, city, state, zip)				
Type of Property - Check all that apply. Mixed use assumes residential mix.	<input type="checkbox"/> Multifamily <input type="checkbox"/> Industrial <input type="checkbox"/> Warehouse <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other (Include Description)	<input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> Motel	Number of Units Owner Occupancy % Description of Property	Square feet (gross) Vacancy % Title will be <input type="checkbox"/> Fee Simple <input type="checkbox"/> Lease hold

Property Declarations	
If you answer "yes" to any of the questions, provide an explanation	
a. Is there any litigation involving any of the properties to be used as collateral for the loan? If "Yes", attach explanation	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Do any tenants have options to purchase any of the properties?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Acknowledgement and Agreement		
Borrower's Signature #1 X	Date	Certification: I/We certify that the information provided in this application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq, and liability for monetary damages to the Lender, it agents, successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made in the application. If signing on behalf of an entity and not as an individual, I/we certify that I/we have the authoritative capacity to sign on behalf of the Borrower(s).
Name:		
Title:		
Borrower's Signature #2 X	Date	
Name:		
Title:		

To be Completed by Interviewer		
This application was taken by: <input type="checkbox"/> face-to-face interview <input type="checkbox"/> by mail <input type="checkbox"/> by telephone	Interviewer's Name Interviewer's Signature Interviewer's Phone Number (incl. area code)	Name and address of interviewer's employer

Borrower/Guarantor Information for Individuals

Borrower/Guarantor #1				Borrower/Guarantor #2 (if spouse, else use another form)			
Name (include Jr. or Sr., if applicable)				Name (include Jr. or Sr., if applicable)			
Age	Yrs School	Home Phone Number (include area code)		Age	Yrs School	Home Phone Number (include area code)	
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated		Social Security Number		<input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/>		Social Security Number	
Present Address			<input type="checkbox"/> Rent <input type="checkbox"/> Own No Years _____ Date of Birth _____	Present Address			<input type="checkbox"/> Rent <input type="checkbox"/> Own No Years _____ Date of Birth _____
Name and address of employer <input type="checkbox"/> Self Employed		Yrs on this job	Yrs employed in this line of work/profession	Name and address of employer <input type="checkbox"/> Self Employed		Yrs on this job	Yrs employed in this line of work/profession
Position/Title/Type of business		Business Phone Number		Position/Title/Type of business		Business Phone Number	
If employed in current position for less than two or if currently employed in more than one position, complete the following							
Name and address of employer <input type="checkbox"/> Self Employed		Yrs on this job	Yrs employed in this line of work/profession	Name and address of employer <input type="checkbox"/> Self Employed		Yrs on this job	Yrs employed in this line of work/profession
Position/Title/Type of business		Business Phone Number		Position/Title/Type of business		Business Phone Number	

Declarations					
If you answer "yes" to any of the questions a through g, provide an explanation to right or on a continuation sheet.	Borrower/ Guarantor #1		Borrower/ Guarantor #2		Explanations. Use continuation sheets as necessary
	Yes	No	Yes	No	
	a. Are there outstanding judgements against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Have you been declared bankrupt in the past seven years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last seven (7) years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Are you party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgement? (This would include such loans as home mortgage loans, SBA loans, home improvements loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes," provide details, including date, name and address of Lender, FHA or VA case number, if any, and reasons for the action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? If "Yes," give details as described in the preceding question.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. Is any part of the down payment borrowed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
i. Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Monthly Income				
Gross Monthly Income	Borrower #1	Borrower #2	Total	Describe sources of other income below
Base Empl. Income				
Overtime				
Bonuses				
Commissions				
Dividends/Interest				
Net Rental Income (Total is calculated on the Real Estate Schedule)				
Business Income				
Other Income				
Total				

Acknowledgement and Agreement			
Certification: I/We certify that the information provided in this application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made in the application.			
Borrower/Guarantor's Signature #1	Date	Borrower/Guarantor's Signature #2	Date
X		X	

Statement of Assets and Liabilities for Individuals

Borrower/Guarantor #1	Borrower/Guarantor #2 (if spouse, else use another form)
Name	Name

Personal Financial Statement			
Assets		Liabilities & Net Worth	
Cash on Hand in Banks (List accounts below)		Notes Payable to Bank	
		Notes Payable to Relatives	
		Notes Payable to Others	
		Accounts Payable (i.e. credit cards)	
		Liens on Real Estate (from schedule below)	
		Other Liabilities (List Below)	
U.S. Government Securities			
Accounts, Loans and Notes Receivable			
Cash Surrender Value Life Insurance			
Stocks & Bonds			
Total Liquid Assets (Verifiable at closing)			
Real Estate Owned (Complete schedule below)			
Net Worth of Business Owned			
Vested Interest in Retirement Fund			
Automobiles Owned			
Other Assets (List Below)			
		Total Liabilities	
Total Assets		Net Worth (Assets - Liabilities)	

Schedule of Real Estate						
Property Address	Type of Property	Present Market Value	Amount of Mortgages & Liens	Annual Gross Rental Income	Annual Operating Expenses	Annual Net Income
Totals						

Continuation Sheet/Commercial Loan Application - Entity

Borrower

Acknowledgement and Agreement

Certification: I/We certify that the information provided in this application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made in the application. If signing on behalf of an entity and not as an individual, I/we certify that I/we have the authoritative capacity to sign on behalf of the Borrower(s).

Borrower's Signature #1	Date	Borrower's Signature #2	Date
X		X	
(Required)		(Required)	
Name	Name	Name	Name
(Required)		(Required)	
Title	Title	Title	Title
(Required)		(Required)	

Continuation Sheet/Commercial Loan Application - Individuals

Use this continuation sheet if you need more space to complete the Commercial Loan Application. Mark #1 for the first borrower/guarantor or #2 for the second borrower/guarantor.	Borrower/Guarantor Name #1
	Borrower/Guarantor Name#2

Acknowledgement and Agreement

Certification: I/We certify that the information provided in this application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made in the application. Furthermore, I/we, the loan applicant(s), hereby affirm and certify that, although I/we may be offering my/our personal residence and/or dwelling as collateral for this loan, the purpose of this loan, as indicated above in this

Borrower/Guarantor's Signature #1	Date	Borrower/Guarantor's Signature #2	Date
X		X	