

# INCOME PROPERTY LOAN APPLICATION

## ALPHA-OMEGA FINANCIAL CORP.

<b>LOAN APPLIED FOR</b>	<b>AMOUNT</b> \$ _____	<b>PROJECT NAME</b>	<b>AMORTIZATION BASIS</b>  MOS.	<b>TERM</b>  MOS.	<b>ESCROW /IMPOUND</b> <input type="checkbox"/> TAXES <input type="checkbox"/> HAZARD INSURANCE <input type="checkbox"/> OTHER
<b>INITIAL RATE</b>	<b>INDEX</b>	<b>MARGIN</b>	<b>RATE ADJUSTMENTS</b>	<b>PAYMENT ADJUSTMENT</b>	<b>PREPAYMENT</b>

### PURPOSE OF LOAN

_____ PURCHASE SUBJECT PROPERTY - _____ SETTLEMENT DATE _____ PER SALES AGREEMENT (ATTACH COPY)					
<b>SALE PRICE</b> \$ _____		<b>CASH DOWN PAYMENT</b> \$ _____		<b>SOURCE OF EQUITY FUNDS (CASH DOWN OR OTHER-EXPLAIN)</b>	
<b>SECONDARY FINANCING</b> \$ _____	<b>INTEREST RATE</b> _____ %	<b>MONTHLY PAYMENT (P &amp; I) :</b>		<b>TERM</b> MOS.	<b>TO BE PAYABLE TO:</b>
_____ REFINANCE SUBJECT PROPERTY <b>DATE AQUIRED:</b> _____ <b>PURCHASE PRICE \$</b> _____		<b>DESCRIBE SIGNIFICANT IMPROVEMENT MADE, IF ANY</b>  <div style="text-align: right;"><b>COST \$</b> _____</div>			
<b>FUNDS TO BE USED TO PAY</b>	<b>FIRST LIEN BALANCE</b> \$ _____	<b>MATURITY DATE:</b> _____	<b>PAYABLE TO:</b> _____		
	<b>SECOND LIEN BALANCE</b> \$ _____	<b>2ND MATURITY DATE:</b> _____	<b>2ND. PAYABLE TO :</b> _____		
_____ CONSTRUCT NEW BUILDING(S)			<b>ESTIMATED TIME TO COMPLETE CONSTRUCTION</b> _____ MOS		
<b>DATE LAND ACQUIRED</b>		<b>COST</b> \$ _____	<b>EXISTING LIEN(S)</b> \$ _____		<b>PAYABLE TO (NAME AND ADDRESS)</b>
<b>USE OF FUNDS</b> <b>PAY EXISTING LIEN(S)</b> \$ _____ <b>LAND DEV. COST</b> \$ _____ <b>DIRECT CONTR. COST</b> \$ _____ <b>INDIRECT CONSTR. COSTS</b> \$ _____ <b>TOTAL</b> \$ _____		<b>SOURCE OF FUNDS</b> <b>LOAN APPLIED FOR</b> \$ _____ <b>FUNDS INVESTED BY OWNER</b> \$ _____ <b>OTHER</b> \$ _____ <b>TOTAL</b> \$ _____		ATTACH COPIES OF PLANS; SPECIFICATIONS; SITE PLAN; CONSTRUCTION CONTRACT ( IF APPLICABLE ) ; DETAILED BREAKDOWN OF ESTIMATE OF LAND DEVELOPMENT, DIRECT & INDIRECT CONSTRUCTION COSTS; AND, IF APPLICABLE, DETAILS OF PERFORMANCE AND PAYMENT BONDS OR COMPLETION BOND.	
<b>GENERAL CONTRACTOR ( NAME AND ADDRESS)</b> _____			<b>EXPLAIN SOURCE OF FUNDS TO BE INVESTED BY OWNER AND / OR OTHER</b> _____		







**ATTACHMENTS**

**SATISFACTORY FINANCIAL STATEMENTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATION**

**CHECK ITEMS ATTACHED TO THIS APPLICATION:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> 1) GOOD FAITH DEPOSIT \$ _____   | <input type="checkbox"/> 11) SITE/PLOT MAP                                     |  |
| <input type="checkbox"/> 2) PROJECT DESCRIPTION   | <input type="checkbox"/> 12) BUILDING FLOOR PLANS                              |  |
| <input type="checkbox"/> 3) PREVIOUS APPRAISAL OR MARKET STUDIES  | <input type="checkbox"/> 13) ALL EXISTING LEASES                               |  |
| <input type="checkbox"/> 4) CURRENT REAL ESTATE TAX BILL  | <input type="checkbox"/> 14) GROUND LEASES, IF APPLICABLE                      |  |
| <input type="checkbox"/> 5) COMPLETE Y.T.D. AND PRECISE 2 YEARS OPERATING STATEMENTS  | <input type="checkbox"/> 15) PROJECT RENDERING/ PHOTO'S                        |  |
| <input type="checkbox"/> 6) CURRENT CERTIFIED RENT ROLL (INCLUDES SQUARE FEET , EXPENSES, TERM & EXPIRATION, CONCESSIONS, RETAIL ESCALATIONS) | <input type="checkbox"/> 16) AERIAL PHOTO                                      |  |
| <input type="checkbox"/> 7) CERTIFICATE OF OCCUPANCY  | <input type="checkbox"/> 17) CURRENT EXPENSE CONTRACTS                         |  |
| <input type="checkbox"/> 8) PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS  | <input type="checkbox"/> 18) RESUME ON PROPERTY MANAGEMENT COMPANY             |  |
| <input type="checkbox"/> 9) PRELIMINARY TITLE REPORT  | <input type="checkbox"/> 19) SYNOPSIS OF SERVICES THE LANDLORD PROVIDED TENANT |  |
| <input type="checkbox"/> 10) LEGAL DESCRIPTION  | <input type="checkbox"/> 20) ALTA AS-BUILD SURVEY                              |  |
| <input type="checkbox"/> 22) INDIVIDUAL   | <input type="checkbox"/> FINANCIAL STATEMENT(S)                                | <input type="checkbox"/> TAX RETURNS: ___ 20 ___ ; ___ 20 ___    |
|   | <input type="checkbox"/> RESUME(S)   | <input type="checkbox"/> MORTGAGE VERIFCATIONS                   |
|   |  | <input type="checkbox"/> DEPOSIT VERIFICATIONS                   |
| <input type="checkbox"/> 23) PARTNERSHIP  | <input type="checkbox"/> FINANCIAL APPLICATION(S)                              | <input type="checkbox"/> FINANCIAL STATEMENTS(S)                 |
|   | <input type="checkbox"/> PARTNERSHIP AGREEMENT AND ALL AMENDMENTS              | <input type="checkbox"/> TAX RETURNS * ___ 20 ___ ; ___ 20 ___   |
|   | <input type="checkbox"/> RECORDED CERTIFICATE OF PARTNERSHIP                   | <input type="checkbox"/> ORGANIZATION CHART                      |
|   |  | <input type="checkbox"/> MORTGAGE VERIFICATIONS *                |
|   |  | <input type="checkbox"/> DEPOSIT VERIFICATIONS *                 |
| <input type="checkbox"/> 24) GENERAL PARTNERSHIP **   | <input type="checkbox"/> FINANCIAL STATEMENT(S)                                | <input type="checkbox"/> TAX RETURNS: ___ 20 ___ ; ___ 20 ___    |
|   | <input type="checkbox"/> RESUME(S)   | <input type="checkbox"/> MORTGAGE VERIFICATION *                 |
|   |  | <input type="checkbox"/> DEPOSIT VERIFICATIONS                   |
| <input type="checkbox"/> 25) CORPORATION  | <input type="checkbox"/> FINANCIAL APPLICATION(S)                              | <input type="checkbox"/> ANNUAL REPORT: ___ 20 ___ ; ___ 20 ___  |
|   | <input type="checkbox"/> ARTICLES OF INCORPORATION AND BY-LAWS                 | <input type="checkbox"/> TAX RETURNS * : ___ 20 ___ ; ___ 20 ___ |
|   | <input type="checkbox"/> ORGANIZATION CHART                                    | <input type="checkbox"/> 10K AND 10Q(4 QUARTERS)                 |
|   |  | <input type="checkbox"/> MORTGAGE VERIFICATIONS *                |
|   |  | <input type="checkbox"/> CORPORATE RESOLUTION TO BORROW          |
|   |  | <input type="checkbox"/> DEPOSIT VERIFICATIONS *                 |
| <input type="checkbox"/> 26) CORPORATE OFFICERS **: _____   | <input type="checkbox"/> FINANCIAL STATEMENTS(S)                               |  |
|   | <input type="checkbox"/> RESUME(S)   |  |
|   | <input type="checkbox"/> TAX RETURNS: ___ 20 ___ ; ___ 20 ___                  |  |
|   | <input type="checkbox"/> VERIFICATIONS OF DEPOSIT                              |  |

\* NOT REQUIRED WHEN FINANCIAL STATEMENTS OF THE APPLICABLE ENTITY ARE PUBLICLY TRADED AND OWNERSHIP IS AUDITED.  
 \*\* NOT REQUIRED WHEN THE ENTITY IS WIDELY HELD

MENTS OF THE APPLICABLE ENTITY ARE PUBLICLY TRADED AND OWNERSHIP IS

AUDITED.  
 WIDELY HELD

**LEGAL**

<b>LAW FIRM</b>			
<b>STREET OR P.O. BOX</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>TELEPHONE</b> (    )		<b>ATTORNEY</b>	

**INSURANCE**

<b>INSURANCE AGENCY</b>			
<b>STREET OR P.O. BOX</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>TELEPHONE</b> (    )		<b>AGENT</b>	

**ACCOUNTING**

<b>ACCOUNTING FIRM</b>			
<b>STREET OR P.O. BOX</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>TELEPHONE</b> (    )		<b>ACCOUNTANT</b>	

<b>HAS THE APPLICANT OR ANY PRINCIPAL (GENERAL PARTNER, OWNER, CORPORATE OFFICER OR OTHER SIGNIFICANT PRINCIPAL OR AFFILIATE) :</b>	<b>APPLICANT</b>		<b>PRINCIPAL OR AFFILIATE</b>	
	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>
EVER BEEN THE SUBJECT OF A COMPLAINT OR ANY LEGAL PROCEEDING ? ( IF PENDING, FORWARD COPIES OF THE PROCEEDING TO DATE AND A LETTER FROM APPLICANT’S COUNSEL PROVIDING AN EVALUATION OF MATTER, AN OPINION OF THE LIKELIHOOD OF AN UNFAVORABLE OUTCOME AND AN ESTIMATE OF THE AMOUNT OR RANGE OF POTENTIAL LOSS. IF SETTLED, FORWARD COPIES OF THE FINAL DECREE . )				
EVER BEEN A PRINCIPAL OR OFFICER OF ANY FIRM, CORPORATION OR ASSOCIATION WHICH FAILED IN BUSINESS, MADE A COMPROMISE WITH CREDITORS, FILED BANKRUPTCY PETITION OR BEEN DECLARED BANKRUPT				
EVER HAD A BANKRUPTCY ACTION COMMENCED AGAINST IT (HIM , HER) , EITHER VOLUNTARILY OR INVOLUNTARILY?				
PLEDGED ASSETS OR SECURED DEBTS OTHER THAN THOSE PLEDGES AND DEBTS SHOWN ON THE FINANCIAL STATEMENT(S) ATTACHED TO THIS APPLICATION?				
HAD ANY MATERIAL CHANGE IN FINANCIAL CONDITION DURING THE PAST 6 MONTHS?				

**ATTACH A DETAILED EXPLANATION OF ANY “YES” ANSWER TO THE ABOVE..**

## AGREEMENT

THE UNDERSIGNED APPLIES FOR THE LOAN INDICATED IN THIS APPLICATION TO BE SECURED BY A MORTGAGE ( DEED OF TRUST) ON THE PROPERTY DESCRIBED HEREIN, AND REPRESENTS THAT THE PROPERTY WILL NOT BE USED FOR ANY ILLEGAL OR RESTRICTED PURPOSE, AND THAT ALL STATEMENTS MADE IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND ARE MADE FOR THE PURPOSE OF OBTAINING THE LOAN, VERIFICATION MAY BE OBTAINED FROM ANY SOURCE NAMED IN THIS APPLICATION AND/ OR ATTACHMENTS.

I/WE FULLY UNDERSIGNED THAT IT IS A FEDERAL CRIME PUNISHABLE BY FINE OR IMPRISONMENT, OR BOTH , TO KNOWINGLY MAKE ANY FALSE STATEMENTS CONCERNING ANY OF THE ABOVE FACTS AS APPLICABLE UNDER THE PROVISIONS OF TITLE 18, UNITED STATES CODE, SECTION 1014. ALL FINANCIAL STATEMENTS AND TAX RETURNS SUBMITTED HERewith, UNLESS AUDITED WITH AN UNQUALIFIED OPINION, ARE SUBMITTED UNDER PENALTY OR PERJURY.

THE UNDERSIGNED ACKNOWLEDGES THAT THIS APPLICATION IS NOT COMMITMENT BY LENDER TO MAKE A LOAN.

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