

ALEXANDER REALTY CAPITAL, INC.

Apartment Loan Application

I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied For.

Amount: _____ Fixed Period: _____ Interest Rate: _____

Amort Requested: 15 Year 20 Year 25 Year 30 Year

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address:

Street: _____

City: _____ State: _____ Zip: _____

County: _____

Purpose of this Loan:

Refinance:

Purchase:

Refinance Information

Current Market Value: _____ Year Acquired: _____ Original Cost: _____

Amount of Existing Liens: _____ Date Your Existing Financing Began _____

Do you have a pre-payment penalty? Yes No If Yes, How Much: _____

Describe Improvements Made Since Acquired: _____

Purchase Information

Purchase Price: _____ Amount Available for Down Payment: _____

Source of Down Payment: _____

III. BORROWER INFORMATION

Borrower

Name: _____

Social Security No: _____

Home Phone No: _____

Age: _____

Married:

Separated:

Unmarried:

(including single, widowed or divorced)

Co-Borrower

Name: _____

Social Security No: _____

Home Phone No: _____

Age: _____

Married:

Separated:

Unmarried:

(including single, widowed or divorced)

Present Address:
 Street: _____
 City: _____ State: _____ Zip: _____

Present Address:
 Street: _____
 City: _____ State: _____ Zip: _____

if residing are present address for less than two years, complete the following:

Present Address:
 Street: _____
 City: _____ State: _____ Zip: _____

Present Address:
 Street: _____
 City: _____ State: _____ Zip: _____

IV. EMPLOYMENT AND MONTHLY INCOME INFORMATION

Borrower

Employer Name: _____
 Employer Address:
 Street: _____
 City: _____ State: _____ Zip: _____
 Phone No: _____
 Position / Title: _____ No. Years: _____

Co-Borrower

Employer Name: _____
 Employer Address:
 Street: _____
 City: _____ State: _____ Zip: _____
 Phone No: _____
 Position / Title: _____ No. Years: _____

Gross Monthly Income	Borrower	
	Employed:	Self Employed:
Base Employment Income	\$ -	-
Overtime	\$ -	-
Bonus	\$ -	-
Commissions	\$ -	-
Dividends / Interest	\$ -	-
Net Rental Income	\$ -	-
Other	\$ -	-
TOTAL	\$ -	-

Co-Borrower	TOTAL	
Employed:	<input type="checkbox"/>	
Self Employed:	<input type="checkbox"/>	
\$ -	\$ -	-
\$ -	\$ -	-
\$ -	\$ -	-
\$ -	\$ -	-
\$ -	\$ -	-
\$ -	\$ -	-
\$ -	\$ -	-
\$ -	\$ -	-

How would you rank your personal credit?

Outstanding: Excellent: Good: Fair: Poor:

Do you know your credit scores? Yes: No: If yes, what are your scores: _____

Have you had any late payments in the last 24 months? Yes: No:

V. ASSETS AND LIABILITIES

Assets:	<i>Cash Value</i>	Personal Liabilities:		
Cash for Purchase held by:	\$ -	List monthly obligation such as: Mortgages on your personal residence, auto loans, credit cards, and installment debt. Do not list mortgages on investment properties or business debt where rental or business income off-sets the		
Checking or Savings held by:	\$ -	payment.	Payment/Mo	Unpaid Balance
Checking or Savings held by:	\$ -	Name of creditor:	\$ -	\$ -
Checking or Savings held by:	\$ -	Name of creditor:	\$ -	\$ -
Checking or Savings held by:	\$ -	Name of creditor:	\$ -	\$ -
Stocks and Bonds:	\$ -	Name of creditor:	\$ -	\$ -
Retirement Funds:	\$ -	Name of creditor:	\$ -	\$ -
Retirement Funds:	\$ -	Name of creditor:	\$ -	\$ -
Automobiles	\$ -	Name of creditor:	\$ -	\$ -
Automobiles	\$ -	Name of creditor:	\$ -	\$ -
Automobiles	\$ -	Name of creditor:	\$ -	\$ -
Automobiles	\$ -	Name of creditor:	\$ -	\$ -
Automobiles	\$ -	Name of creditor:	\$ -	\$ -
Other Assets:	\$ -	Name of creditor:	\$ -	\$ -
Other Assets:	\$ -	Name of creditor:	\$ -	\$ -
Other Assets:	\$ -	Name of creditor:	\$ -	\$ -
Other Assets:	\$ -	Name of creditor:	\$ -	\$ -
TOTAL ASSETS:	\$ -	TOTAL LIABILITIES:	\$ -	\$ -

Schedule of Real Estate Owned (if additional properties are owned, attach additional sheet)

PROPERTY LOCATION	TYPE OF PROPERTY	PRSENT MARKET VALUE	AMOUNT OF MORTGAGES AND LIENS	GROSS RENTAL INCOME	MORTGAGE PAYMENTS	EXPENSES, MAINTENANCE, REPAIRS, TAXES,	NET RENTAL INCOME
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

VI. PROPERTY INFORMATION

No. of Units: _____ No. of buildings and units per bldg. _____ Year Built: _____

If multiple buildings, are they all contiguous Yes: No: Unit Configuration? _____

Number of Studio / Efficiency Units: _____ How many vacancies? _____

Any subsidized rents; ei: Section 8? Yes: No: If yes, what percentage? _____

Do the units have: Individual electric meters? Yes: No: Interior aluminum wiring? Yes: No:

Space heaters: Yes: No: Underground Parking? Yes: No:

What type of leases do your tenants have? _____

Do you have multiple leases per unit, such as students? Yes: No: Are the units furnished? Yes: No:

If yes, what furnishings are provided? _____

Is there any commercial space in the building? Yes: No: If yes, how many units? _____

What Percentage of your gross income do the commercial units represent? _____

What is the over-all condition of the property? _____

Is there more than 5% deferred maintenance? Yes: No: What type of construction? _____

Describe any significant deferred maintenance. _____

Potential gross yearly rents (w/100% occupancy)? \$ _____ - Do you have an appraisal? Yes: No: Yr: _____

Total yearly operating expenses (excluding mortgage payments, owners draws, depreciation) \$ _____ -

Has the building been converted from its original use? Yes: No:

Names on title? _____ Manner title held? _____

Please Note:

Please also submit the following documents with this application:

- 1) Current Rent Roll;**
- 2) Last 2 Year's and Y-T-D operating statements;**
- 3) Current Photographs (Digital Preferred); and**
- 4) Last Three Year Personal Incoem Tax Returns**

