



Tampa Bay Lending Services, Inc.

**Tampa Bay Lending Services, Inc.  
COMMERCIAL LOAN APPLICATION (PART 1 OF 2)**

**ABOUT THIS MORTGAGE**

Loan Amount	Interest Rate	Monthly Interest Payment	Term
\$ _____	% _____	\$ _____	mos. _____

**ABOUT THE BORROWER**

The borrower is a(n)	The title will be vested as follows:	Main Contact:
[ ] Corporation	_____	_____
[ ] General Partnership	_____	Mailing Address _____
[ ] Individual	_____	_____
[ ] Limited Liability Corp.	_____	City _____
[ ] Limited Partnership	_____	State _____ Zip _____
[ ] Other	_____	Phone _____
[ ] Trust	_____	_____

**IF THIS IS A PURCHASE, PLEASE COMPLETE THIS SECTION**

Sales Price	Cash Down Payment	Source of Down Payment – cash or other; explain:		
\$ _____	\$ _____	_____		
Additional Financing	Interest Rate	Monthly P & I Payment	Term	Lender Name
\$ _____	% _____	\$ _____	mos. _____	_____

**IF THIS IS A PURCHASE, PLEASE COMPLETE THIS SECTION**

Acquisition Date	Describe significant repairs/improvements made or to be made. If construction take-out, attach complete cost breakdowns.					
Original Cost	\$ _____					
Funds will be used to pay:	Name					
	Balance	Current Payment	Origination Date	Interest Rate	Maturity Date	Lien Position
	\$ _____	\$ _____		% _____		
	\$ _____	\$ _____		% _____		
Remaining funds will be used for:						

**SUBJECT PROPERTY INFORMATION**

Address _____	Site Sq.Ft. _____	Zoning:	Type:
City _____	Rentable Sq. Ft. _____	[ ] Legal/Conforming	[ ] Multi-family
State _____ Zip _____	# of Buildings _____	[ ] Legal/Nonconforming	[ ] Industrial
	# of Stories _____	[ ] Nonconforming	[ ] Office
		[ ] Other	
Property Manager _____	Phone _____		
Address _____			
City _____	State _____	Zip _____	

**The following is based on attached Income & Expense Statements & Lease Summary for the Subject Property**

Gross Rental Income _____	\$ _____
Other Income From _____	\$ _____
Less Vacancy [ _____ %]	\$ _____
Effective Gross Income _____	\$ _____
Less Operating Expenses, including repairs & replacement reserves _____	\$ _____
Net Effective Income Before Debt Service & Depreciation _____	\$ _____



5420 Bay Center Dr, Suite  
Tampa, FL 33609  
813.639.0200



Tampa Bay Lending Services, Inc.

**COMMERCIAL LOAN APPLICATION (PART 2 OF 2)**

**BUSINESS MANAGEMENT AND OWNERSHIP**

Please list names of all borrowing business entity's general partners, corporate officers, stockholders, trustees, and/or guarantors, etc., along with their title and percentage of ownership, and management activity. Enter all titles, such as President, VP, Treasure, Stockholder, etc.

Name	Title	Ownership	Active In Management
		%	
		%	
		%	
		%	
		%	
		%	

**BORROWER QUESTIONNAIRE**

1. Are there any items listed below, pending against the business or any or any of its affiliates or principal owners? a. Lawsuits      b. Judgments      c. Liens      d. Foreclosure/foreclosure proceedings	Yes	No
2. Have there ever been any liens or stop notices filed on any construction job(s)?		
3. Has the business or any of its affiliates or principal owners ever filed for bankruptcy, including chapter 11?		
4. Has the business or any of its affiliates or principal owners ever lost any real estate through a foreclosure proceeding or deeded a property to a lender in lieu of foreclosure?		
5. Are any of the subject property's real estate taxes, bonds and/or assessments not paid current?		
6. Are there any assessments or encroachment affecting the subject property that could negatively affect value?		
7. Are there any environmental matters affecting the subject property or any adjacent properties?		
8. Is the subject property in violation of any current City, County or State ordinances, requirements for zoning, fire and earthquake?		
9. Are any of the leases not currently in full force and affection the subject property?		
10. Does any breach exist on the part of the lessor or lessee under the leases and/or does any lessee have any offset credit or claim against lessor?		
11. Are there any lease provisions, options, rights, or contracts existing with respect to the subject property other than disclosed on the lease summary, including sub-leases?		
12. Does the fixed monthly rent reflected on the lease summary include any operating expense reimbursements for tenant improvements?		

If you answered 'yes' to any of the above questions, please explain below or attach a separate page with explanations.


The undersigned for the loan indicated in this application, to be secured by a first mortgage or deed of trust on the property described herein, represents that the property will not be used for illegal or restricted purposes and that all statements made for the purpose of obtaining the loan in this application and attachments are and are true and complete and verification may be obtained from any source named in this application and/or in attachments. I/we fully understand that it is a federal crime punishable by fine, 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.

Signatures / Titles	Date	 5420 Bay Center Dr, Suite Tampa, FL 33609 813.639.0200 <a href="http://www.tblendingservices.com">http://www.tblendingservices.com</a>



Tampa Bay Lending Services, Inc.

## BUSINESS ENTITY FINANCIAL STATEMENT ADDENDUM (PART 1)

NAME OF BUSINESS ENTITY
-------------------------

Date of formation	Federal Tax Id #	
The borrower is a(n)  <input type="checkbox"/> Corporation  <input type="checkbox"/> General Partnership  <input type="checkbox"/> Individual  <input type="checkbox"/> Limited Liability Corp.  <input type="checkbox"/> Limited Partnership  <input type="checkbox"/> Other  <input type="checkbox"/> Trust	Main Contact:  _____ Mailing Address _____ _____ City _____ State                      Zip _____ Phone _____	Business Activity:  _____ _____ _____ _____ _____ _____

**BUSINESS MANAGEMENT AND OWNERSHIP**

Please list names of all borrowing business entity's general partners, corporate officers, stockholders, trustees, and/or guarantors, etc., along with their title and percentage of ownership, and management activity. Enter all titles, such as President, VP, Treasurer, Stockholder, etc.

Name	Title	Ownership	Active In Management
		%	
		%	
		%	
		%	
		%	
		%	

**BUSINESS MANAGEMENT AND OWNERSHIP**

	Yes	No
Are there any outstanding judgments/liens against this Business Entity?	[ ]	[ ]
In the last seven years, has this Business Entity been the subject of a bankruptcy case?	[ ]	[ ]
Is this Business Entity a party in a lawsuit?	[ ]	[ ]
Is this Business Entity a co-maker of or has it endorsed a note?	[ ]	[ ]
With respect to any legal, equitable, beneficial, or other interest owned in real estate properties... Are there now or have there ever been:		
Payment(s) past due 30 days (include forbearance/modification agreements)	[ ]	[ ]
Foreclosures, foreclosure proceedings and/or deed in lieu of foreclosure actions	[ ]	[ ]
Petition(s) filed in bankruptcy	[ ]	[ ]

If you answer "yes" to any of the above questions, please explain below or attach a separate explanation


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## COMMERCIAL LOAN APPLICATION (PART 2)

### STATEMENT OF ASSETS AND LIABILITIES

Summary of accounts per attached schedules

ASSETS	VALUE	LIABILITIES	BALANCE
Cash deposit for purchase is held by:		Debts, including stock pledges	
Total cash in banks per attached schedule		Accounts payable	
Stocks & Bonds (# / describe)		Short Term Notes Payable	
Accounts Receivable (describe)			
Notes Receivable (description)			
Inventory			
<b>Total Current Assets</b>	<u>                    </u>	<b>Total Current Liabilities</b>	<u>                    </u>
Market value of real estate owned per attached Real Estate Owned Schedule		Outstanding Mortgages & Liens per attached Real Estate Loan Schedule	
Furniture, fixtures, & equipment value		Long Term Equipment Loans	
Net worth of other businesses owned per attached Financial Statement		Other Liabilities	
Other assets (describe)			
<b>Total Assets</b>		<b>Net Worth (Assets less Total Liabilities)</b>	

The undersigned for the loan indicated in this application, to be secured by a first mortgage or deed of trust on the property described herein, represents that the property will not be used for illegal or restricted purposes and that all statements made for the purpose of obtaining the loan in this application and attachments are and are true and complete and verification may be obtained from any source named in this application and/or in attachments. I/we fully understand that it is a federal crime punishable by fine, 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.

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Tampa Bay Lending Services, Inc.

### CHECKING AND SAVINGS ACCOUNT SCHEDULE

Applicant's Name \_\_\_\_\_

Title will be vested as follows: \_\_\_\_\_  
 Institution \_\_\_\_\_  
 City \_\_\_\_\_ | State \_\_\_\_\_ | Zip \_\_\_\_\_

ACCOUNT TYPE	ACCOUNT IS IN THE NAME OF:	ACCOUNT NUMBER	BALANCE

Title will be vested as follows: \_\_\_\_\_  
 Institution \_\_\_\_\_  
 City \_\_\_\_\_ | State \_\_\_\_\_ | Zip \_\_\_\_\_

ACCOUNT TYPE	ACCOUNT IS IN THE NAME OF:	ACCOUNT NUMBER	BALANCE

Title will be vested as follows: \_\_\_\_\_  
 Institution \_\_\_\_\_  
 City \_\_\_\_\_ | State \_\_\_\_\_ | Zip \_\_\_\_\_

ACCOUNT TYPE	ACCOUNT IS IN THE NAME OF:	ACCOUNT NUMBER	BALANCE

Title will be vested as follows: \_\_\_\_\_  
 Institution \_\_\_\_\_  
 City \_\_\_\_\_ | State \_\_\_\_\_ | Zip \_\_\_\_\_

ACCOUNT TYPE	ACCOUNT IS IN THE NAME OF:	ACCOUNT NUMBER	BALANCE





Tampa Bay Lending Services, Inc.

**PURPOSE OF LOAN LETTER  
and how you intend to pay off the loan**

PURPOSE OF LOAN LETTER

The purpose of this loan/refinance is \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I intend to pay the loan off by \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature

Date

Signature

Date



Tampa Bay Lending Services, Inc.

### CREDIT INFORMATION CONSENT FORM

#### CREDIT INFORMATION CONSENT

I/we hereby give permission to Tampa Bay Lending Services, Inc. to obtain information concerning employment, checking and /or savings accounts, obligations, and other credit matters, which they may require in connection with our application for a loan. This form may be reproduced or photocopied and that copy shall be as effective consent as the original, which we have signed.

Print Name	Date	Signature	
Street Address			
City	State	Zip	Social Security #

Print Name	Date	Signature	
Street Address			
City	State	Zip	Social Security #

Print Name	Date	Signature	
Street Address			
City	State	Zip	Social Security #

I hereby certify this to be a true and correct copy of the original.

\_\_\_\_\_ for Tampa Bay Lending Services, Inc.




Tampa Bay Lending Services, Inc.

### SCHEDULE OF REAL ESTATE OWNED

Name \_\_\_\_\_ Page [ ] of [ ]

Reproduce as many of these pages as necessary and attach to your application

<b>Property Address</b>					<b>Remarks</b>
<b>1<sup>st</sup> Mortgage Lender</b>				<b>Loan #</b>	
<b>Lender's Address</b>					
<b>2<sup>nd</sup> Mortgage Lender</b>				<b>Loan #</b>	
<b>Lender's Address</b>					
<b>3<sup>rd</sup> Mortgage Lender</b>				<b>Loan #</b>	
<b>Lender's Address</b>					
<b>Acquisition Date</b>		<b>Monthly Costs</b>		 5420 Bay Center Dr, Suite Tampa, FL 33609 813.639.0200 <a href="http://www.tblendingservices.com">http://www.tblendingservices.com</a>	
<b>Acquisition Cost</b>	\$	<b>Mortgage Payment</b>	\$		
<b>Current Market Value</b>	\$	<b>Taxes &amp; Insurance</b>	\$		
<b>Mortgage Balance</b>	\$	<b>Rental Income</b>	\$		

