



# Underwriters Preferred Commercial Lending Trust

Affiliate \_\_\_\_\_  
Application Date \_\_\_\_\_  
Affiliate ID \_\_\_\_\_

Form 1003(c)

Commercial Mortgage Application

Property Type: **MULTIFAMILY (5+ UNITS)**

PAGES 2 & 3 MAY BE PROVIDED BY BORROWER  
Fill out & email to app@upltrust.com or fax to (224) 955-2748

### Loan Information

Loan Name/Description \_\_\_\_\_  
Recourse Preference      Recourse      Non-Recourse      Negotiable  
Loan Purpose              Purchase      Refinance      Construction  
If Purchase, Purch Price    \$ \_\_\_\_\_      Closing Date \_\_\_\_\_  
If Refinance, Loan Balance \$ \_\_\_\_\_      Interest Rate \_\_\_\_\_%      Type: Fixed\_\_\_ Variable\_\_\_  
Cost of Recent Improvements \$ \_\_\_\_\_      Improvements Documented? Yes\_\_\_ No\_\_\_ Unknown\_\_\_  
If Constr, Constr Cost+Land \$ \_\_\_\_\_      Completion Date \_\_\_\_\_

### Borrower Information

Borrower Name \_\_\_\_\_  
Borrower Type              Individual      Corp      LLC      Trust      Ltd or Gen Prtnrsh      Other\_\_\_\_\_  
Primary Contact \_\_\_\_\_      Contact Email \_\_\_\_\_  
Address \_\_\_\_\_      City \_\_\_\_\_      State \_\_\_\_\_      Zip \_\_\_\_\_  
Phone ( ) \_\_\_\_\_      Fax ( ) \_\_\_\_\_  
Net Worth \$ \_\_\_\_\_      FICO Score \_\_\_\_\_      Bankruptcy? Yes\_\_\_ No\_\_\_

### Property Information

Property Name \_\_\_\_\_      No. of Bldgs \_\_\_\_\_  
Property Subtype:      Garden Apts\_\_\_ Mid-Rise\_\_\_ High-Rise\_\_\_ Student Hsg\_\_\_ Military\_\_\_ Townhouse\_\_\_ Co-Op\_\_\_  
Land Area \_\_\_\_\_      Property Management Contract in place? Yes\_\_\_ No\_\_\_  
Last Appraised Value      \$ \_\_\_\_\_      Last Sale Price \$ \_\_\_\_\_  
Last Appraisal Date \_\_\_\_\_      Date of Last Sale \_\_\_\_\_  
Property Attributes:      Income Subsidized (HAP/HUD): Yes\_\_\_ No\_\_\_      What %? \_\_\_%      Owner-Occupied: Yes\_\_\_ No\_\_\_  
Adjacent to Sewage/Waste Treatment facility: Yes\_\_\_ No\_\_\_      Student Housing \_\_\_%      Military Housing \_\_\_%      Corp Housing \_\_\_%  
Pools\_\_\_ Laundry Rooms\_\_\_ Clubhouses\_\_\_ Tennis Courts\_\_\_ Exercise Rms\_\_\_ Playgrounds\_\_\_ Security Gates\_\_\_  
Surrounding Land Use:      Similar Res\_\_\_ Higher Scale Res\_\_\_ Lower Scale Res\_\_\_ Retail\_\_\_ Office\_\_\_ Industrial\_\_\_ Mixed Use\_\_\_

### Building Information

Building Address \_\_\_\_\_      City \_\_\_\_\_      State \_\_\_\_\_      Zip \_\_\_\_\_  
Number of Stories \_\_\_\_\_      Year Built \_\_\_\_\_      Year Renovated \_\_\_\_\_      Overall Appearance: Avg\_\_\_ Above\_\_\_ Below\_\_\_  
Units include: Microwave\_\_\_ Ceiling Fans\_\_\_ Fireplace\_\_\_ Air Conditioning\_\_\_ Flat Roof? Yes\_\_\_ No\_\_\_ T-111 Exterior? Yes\_\_\_ No\_\_\_  
Est. Market Vacancy % \_\_\_\_\_%      Gross Building Area \_\_\_\_\_ SF      Net Rental Area \_\_\_\_\_ SF



**Income & Expenses**

Building Name \_\_\_\_\_

Item	3rd Preceding Year	2nd Preceding Year	Preceding Year	YTD No of Months	Trailing 12 Months	Notes
Base Rent						
Laundry/Vending Income						
Parking Income						
Other Income						
Vacancy & Coll. Loss						
<b>Effective Gross Income</b>						
Real Estate Taxes						
Property Insurance						
Utilities						
Repairs and Maintenance						
Management Fees						
Payroll and Benefits						
Advertising and Marketing						
Professional Fees						
General and Administrative						
Other Expenses						
Ground Rent						
<b>Total Operating Expenses</b>						
<b>Net Operating Income</b>						
Cap Ex. (Repl. Reserves)						
Extraordinary Capital Exp.						
<b>Total Capital Items</b>						
<b>Net Cash Flow</b>						