Loan Submission Form

** Required Information*

Property Information

Property Name*:		Multi-Family	Mixed-Use	Mobile Home Park
Property Address*:		Retail	Office	Hotel/Motel
		Industrial	Warehouse	Self-Storage
City*:	State*:	Zip*:	Convenience Store	Other:
Year Built*:	Year Renovated:	No. Units*:	Owner-Occupied? Yes No	Owner-Occupied %:
Rentable Sq. Ft:	Land Sq. Ft.:	% Occupied:	Leasehold?* Yes No	Well and Septic*? Yes No
No. Buildings:	No. Stories:	No. Parking:	Deferred Maintenance?* Yes No	*If Yes, explain on separate sheet.
Construction Type:			**Annualized Subject Property / Business Cash Flow**	
Amenities:			Total Rents in Place / Revenue (including Reimbursements):	$
Condition*: Poor Fair Average Good Excellent			Total Expenses (excluding Debt Service and Depreciation):	$
Estimated Value* $	Source of Estimate:		Income Available for Debt Service (Income - Expenses):	$

Transaction Information

Acquisition	Construction	**Acquisition / Construction**		**Refinance / Cash-Out Refi**	
Refinance	Cash-Out Refi	Purchase Contract Expiration:	/ /	Original Purchase Date*:	/ /
Other:		Purchase Price / Construction Cost*:	$	Original Cost*:	$
1031 Exchange*?	Yes No	Down Payment / Equity Injection*:	$	CapEx (see Schedule)*:	$
1031x Drop-Dead Date:	/ /	Source of Down Payment (e.g. cash)*:		Pay-Off 1st Mortgage*:	$
1031x Amount:	$	Down Payment Borrowed*:	$	Pay-Off Other Debt:	$
Management:	Borrower 3rd Party	Subordinate or Seller Financing*:	$	Cash-Out*:	$

Loan / Financing Request Information

Loan Amount*: $	LTV (%)*:	Amortization (Years)*:	Fixed Term (Years)*:

Please describe any additional financing requests, as well as which aspects of the loan are most important to you:

Borrower / Guarantor Information

Borrowering Entity Name(s) (in which title will be held)*:			
Borrower Type(s)*: Individuals / LLC / LP/LLP / Corporation	Other:		No. Guarantors*:
Primary Guarantor Name*:		Co-Guarantor Name:	
Phone*:	Fax:	Phone*:	Fax:
Email:		Email:	
Estimated Credit Score*:	Annual Income: $	Estimated Credit Score*:	Annual Income: $
Current Liquidity*: $	Current Net-Worth*: $	Current Liquidity*: $	Current Net-Worth*: $
Industry Experience (Years)*:	Real Estate N/W*: $	Industry Experience (Years)*:	Real Estate N/W*: $

Miscellaneous* / Comparable Properties

Please describe the project details and make sure to note any unusual or non-recurring items. In addition, if there are comparable properties that you would like to be considered in the appraisal, please list them.

Additional Contact Information

Company Name:		Phone:	Fax:
Individual Name:		Email:	

Personal Financial Statement

Note: If you already have a Personal Financial Statement prepared or prefer to use a 1003, please sign, date and attach to this form.

Primary Guarantor Information				Additional / Co-Guarantor Information			
Name:				Name:			
Residence Address:				Residence Address:			
City:	State:		Zip:	City:	State:		Zip:
Employer:				Employer:			
Position:				Position:			
Business Address:				Business Address:			
City:	State:		Zip:	City:	State:		Zip:
Res. Phone:	Bus. Phone:			Res. Phone:	Bus. Phone:		
Res. Fax:	Bus. Fax:			Res. Fax:	Bus. Fax:		
Email:				Email:			
SS#:	Date of Birth:			SS#:	Date of Birth:		

IMPORTANT: Please match the account balances below with the appropriate schedules on page 2. Additionally, if assets or liabilities are owned jointly (either with the co-borrower or someone else), please indicate how the asset is titled and the percentage owned or owed in the appropriate schedules. Please enter in the boxes below the amounts that apply to your interests.

Assets	Borrower	Co-Borrower	**Liabilities**	Borrower	Co-Borrower
Cash - Schedule A			Accounts Payable - Schedule E		
Cash in Exchange / Escrow			Installments / Notes - Schedule E		
Securities - Schedule B			Credit Cards - Schedule E		
Receivables - Schedule C			Income Taxes Payable		
Real Estate Assets - Schedule G			Real Estate Mortgages - Sch. G		
Business Entity Interests - Sch. D			Real Estate Leases		
IRAs, 401ks, Retirement Accounts			Insurance Loans - Schedule F		
Automobiles			Other Liabilities		
Other Assets					
			Total Liabilities		
Total Assets			**Net-Worth (Assets - Liabilities)**	0	0

Annual Income	Borrower	Co-Borrower
Salary		

Declarations / General Information	Borrower Yes	Borrower No	Co-Borrower Yes	Co-Borrower No
Are there any outstanding judgements against you?				

Bonus & Commissions		
Dividends		
Interest		
Real Estate Revenue - Schedule G		
Other Income*		
Total Income		
Annual Expenses	Borrower	Co-Borrower
Property Taxes/Assessments		
Income & Other Taxes		
Mortgages - Schedule G		
Lease / Rental Payments		
Living Expenses, Insurance		
Other Expenses		

Are there any outstanding judgements against you?		
Have you declared bankruptcy in the last 10 years?		
Have you ever had property foreclosed upon or given title in lieu thereof in the last 10 years?		
Are you a party to a lawsuit?		
Are you a partner, officer or owner in any other venture?		
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgement, in the last 10 years?		
Are you presently delinquent or in default on any Federal debt or an other loan, mortgage, financial obligation, bond or loan guarantee?		
Are you obligated to pay alimony, child support or separate maintenance?		
Is any part of the down payment borrowed?		
Are you a co-maker or endorser on a note?		
Are you a U.S. Citizen?		
Are you a permanent resident alien?		
Your income taxes are settled through what year?		
Contingent Liabilities ** (If Yes, fill in amount)	Estimated Amounts	

Contingent Liabilities ** (If Yes, fill in amount)	Estimated Amounts
Do you have any contingent liabilities as endorser, co-maker, or guarantor, or on any leases or contracts?	$
Pending legal claims?	$
Outstanding letters of credit or other special debt or circumstances?	$
Income tax liens?	$

** If Yes to any of the above questions, please explain on an additional page.

Total Expenses		

* Alimony, Child Support or Separate Maintenance need not be shown unless you wish to consider it as a source of repayment.

+ Use separate sheet if necessary (please attach).

Personal Financial Statement (continued)

+ Use separate sheet if necessary (please attach). Also, please complete the separate Schedule of Real Estate Owned (Schedule G).

Schedule A: **Cash / Checking / Savings Accounts (Please attach two most recent statements to support below balances)**

Name of Institution	Joint? (Y/N)	Account Number	Account Balance
			$
			$
			$
			$

Schedule B: **U.S. Government, Marketable, Investment or Brokerage Accounts**

Description	Joint? (Y/N)	Title in Name Of	% Owned	Market Value
				$
				$
				$
				$
				$

Schedule C: **Receivables: Notes, Mortgages and Trust Deeds Owned**

Name of Debtor and Description	Date Acquired	How Payable	Interest Rate	Maturity Date	Balance
		$ per Month			$

		$	per Month			$
		$	per Month			$
		$	per Month			$

Schedule D: **Business Entity Interests / Non-Marketable Securities**

Name of Business Entity	Your Position / Title	Line of Business	% Owned	Market Value
				$
				$
				$
				$
				$

Schedule E: **Payables: Accounts, Credit Cards, Notes and Installment Contracts (e.g. car loans, student loans, etc.)**

Name to Whom Payable and Description	Account Number	How Payable	Interest Rate	Maturity Date	Balance
		$ per Month			$
		$ per Month			$
		$ per Month			$
		$ per Month			$
		$ per Month			$
		$ per Month			$
		$ per Month			$
		$ per Month			$
		$ per Month			$

Schedule F: **Life Insurance Carried, Including Group Insurance**

Insurance Company Name	Policy Owner	Beneficiary	Face Value	Policy Loans	Cash Value
			$	$	$
			$	$	$
			$	$	$

I (we) hereby declare under penalty of perjury, that all information contained in this statement is true, correct and complete as of the date of my signature. I further authorize BMC Capital, LP to verify my past and present employment, earning records, bank accounts, stock holdings and any other asset balances needed to process my loan application. I further authorize BMC Capital, LP to order a credit report and verify all other credit information, including past and present mortgage and landlord references. It is understood that a photocopy of this document shall also serve as an authorization to provide the information requested.

By: ______________________ ____________ ______________________ ____________

Signature of Guarantor | Date | Signature of Additional / Co-Guarantor | Date

Schedule of Real Estate Owned (Schedule G - continued from Personal Financial Statement)

Note: If you already have a schedule prepared, please sign, date and attach to this form.

Property Details		Acquisition Info	Mortgage Information		*Annual Cash Flow*	
Property Name / Description Street Address, City, State, Zip	Property Type	Purchase Date	Mortgage Company Name*		Total Revenue	Debt Service (Principal + Interest) **
	Rentable Square Feet	Average Occupancy	Loan Number		Property Taxes	Net Operating Income
	Number of Units	Original Cost	Loan Balance		Insurance	*Special Notes (e.g. Pending Sale, Ground Lease, Rehab Property, etc.)*
	% Owned	Current Market Value	Interest Rate	Maturity Date	Other Expenses (excluding Depreciation)	
					$	$
					$	$
		$	$		$	Recourse Y/N?
		$			$	
					$	$
					$	$
		$	$		$	Recourse Y/N?
		$			$	
					$	$
					$	$
		$	$		$	Recourse Y/N?
		$			$	
					$	$
					$	$
		$	$		$	Recourse Y/N?
		$			$	
					$	$
					$	$
		$	$		$	Recourse Y/N?
		$			$	
					$	$
					$	$
		$	$		$	Recourse Y/N?
		$			$	
Totals		$	$			

* If more than one mortgage on property, please add details on below space.

I hereby certify that the above statements and additional information are true, complete and correct.

** Do not include escrows for taxes & insurance, only include the annual principal and interest portions of the combined 1st and 2nd mortgage payments.

Guarantor Signature

Date

+ Please complete for each guarantor and borrowing entity.

Guarantor Name

Guarantor's Resume

Please complete for each guarantor. If you already have a resume completed, please sign, date and attach to this form instead.

Guarantor Information

Name:		No. Properties Currently Owned:		Currently Managed:	
Residence Address:		No. Properties Owned in Lifetime:		Managed in Lifetime:	
City:	State: Zip:	Years of Real Estate Experience:		Other Industry Exp.:	

Education

School Attended / Certification / Examination Passed		Dates	Degree / Certification / Award
Name		From: / /	
City:	State:	To: / /	
Name		From: / /	
City:	State:	To: / /	
Name		From: / /	
City:	State:	To: / /	
Name		From: / /	
City:	State:	To: / /	

Work Experience

Current Employment Information		Dates	Duties
Compar		From: / /	
Title:		To: / /	
City:	State:		
Previous Employer #1			
Compar		From: / /	
Title:		To: / /	
City:	State:		
Previous Employer #2			
Compar		From: / /	
Title:		To: / /	
City:	State:		

Real Estate and Other Industry Experience

Describe how long you have been involved in the real estate industry and in what capacity:

Describe real estate you have owned, managed, sold or re-financed (please list the property type and dates), as well as all property management experience:

Describe any other relevant information with respect to your experience or exposure to real estate or other industries:

I hereby declare under penalty of perjury, that all information contained in this resume and each document required to be submitted in connection herewith are true, correct and complete as of the date of my signature. I further authorize Waller Group LLC to rely on such statements, make such inquiries and gather such information as it deems necessary to verify any information provided to Waller Group LLC on this resume or any such required document, and further authorizes Waller Group LLC and its affiliates to exchange this resume, the information contained in or submitted with this resume with each other. The undersigned further agrees to notify Waller Group LLC promptly of any material change in such information.

Signature of Guarantor

Date

Certification and Authorization

Certification

The undersigned certify the following:

I/We have applied for a mortgage loan from ______________________________(lender).

In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, employment and income information, and assets and liabilities. I/We certify that all of the information is true, complete and correct. I/We made no misrepresentation in the loan application or other documents, nor did I/we omit any pertinent information.

I/We understand and agree __________________(lender) reserves the right to verify the information provided on the application with the employer and/or the financial institution.

I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to to knowingly make any false statements when applying for this mortgage loan, as applicable under the provisions of Title 18, United States Code, Section 1014.

Authorization to Release Information

To Whom It May Concern:

I/We have applied for a mortgage loan from __________________________ through their application process, and Lender may verify any information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or to review the loan account from time to time after loan closing.

Necessary credit information includes, but is not limited to, balances and histories of my checking, savings, money market and similar account balances, mortgage and consumer loans, as well as credit reports from consumer reporting agencies. In addition, if Lender is verifying my current or past employment, you are authorized to release employment information which may include dates of employment, current and former positions held, probability of continued employment, reason for leaving, salary history, and average hours worked.

I/We further authorize the release and exchange of any information by and between Lender and their affiliates pertaining to the undersigned.

I/We understand that use of a photocopy of this authorization may be necessary. I/We authorize such use and request that a photocopy be honored.

Guarantor	Signature of Additional / Co-Guarantor
Guarantor Name	Additional / Co-Guarantor Name
Date	Date
Social Security Number	Social Security Number

Form **4506-T**

(Rev. April 2006)

Department of the Treasury
Internal Revenue Service

Request for Transcript of Tax Return

► Do not sign this form unless all applicable lines have been completed.
Read the instructions on page 2.

► Request may be rejected if the form is incomplete, illegible, or any required line was blank at the time of signature.

OMB No. 1545-1872

Tip: Use Form 4506-T to order a transcript or other return information free of charge. See the product list below. You can also call 1-800-829-1040 to order a transcript. If you need a copy of your return, use **Form 4506,** Request for Copy of Tax Return. There is a fee to get a copy of your return.

1a Name shown on tax return. If a joint return, enter the name shown first.

1b **First social security number on tax return or employer identification number (see instructions)**

2a If a joint return, enter spouse's name shown on tax return

2b **Second social security number if joint tax return**

3 Current name, address (including apt., room, or suite no.), city, state, and ZIP code

4 Previous address shown on the last return filed if different from line 3

5 If the transcript or tax information is to be mailed to a third party (such as a mortgage company), enter the third party's name, address, and telephone number. The IRS has no control over what the third party does with the tax information.

Caution: *If a third party requires you to complete Form 4506-T,* ***do not*** *sign Form 4506-T if lines 6 and 9 are blank.*

6 **Transcript requested.** Enter the tax form number here (1040, 1065, 1120, etc.) and check the appropriate box below. Enter only one tax form number per request. ► ____________

a **Return Transcript,** which includes most of the line items of a tax return as filed with the IRS. Transcripts are only available for the following returns: Form 1040 series, Form 1065, Form 1120, Form 1120A, Form 1120H, Form 1120L, and Form 1120S. Return transcripts are available for the current year and returns processed during the prior 3 processing years. Most requests will be processed within 10 business days . . . ☒

b **Account Transcript,** which contains information on the financial status of the account, such as payments made on the account, penalty assessments, and adjustments made by you or the IRS after the return was filed. Return information is limited to items such as tax liability and estimated tax payments. Account transcripts are available for most returns. Most requests will be processed within 30 calendar days . ☐

c **Record of Account,** which is a combination of line item information and later adjustments to the account. Available for current year and 3 prior tax years. Most requests will be processed within 30 calendar days . . . ☐

7 **Verification of Nonfiling,** which is proof from the IRS that you **did not** file a return for the year. Most requests will be processed within 10 business days . . . ☐

8 **Form W-2, Form 1099 series, Form 1098 series, or Form 5498 series transcript.** The IRS can provide a transcript that includes data from these information returns. State or local information is not included with the Form W-2 information. The IRS may be able to provide this transcript information for up to 10 years. Information for the current year is generally not available until the year after it is filed with the IRS.

X

For example, W-2 information for 2003, filed in 2004, will not be available from the IRS until 2005. If you need W-2 information for retirement purposes, you should contact the Social Security Administration at 1-800-772-1213. Most requests will be processed within 45 days . . ☐

Caution: *If you need a copy of Form W-2 or Form 1099, you should first contact the payer. To get a copy of the Form W-2 or Form 1099 filed with your return, you must use Form 4506 and request a copy of your return, which includes all attachments.*

9 **Year or period requested.** Enter the ending date of the year or period, using the mm/dd/yyyy format. If you are requesting more than four years or periods, you must attach another Form 4506-T. For requests relating to quarterly tax returns, such as Form 941, you must enter each quarter or tax period separately.

__/__/____ __/__/____ __/__/____ __/__/____

Signature of taxpayer(s). I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, **either** husband or wife must sign. If signed by a corporate officer, partner, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-T on behalf of the taxpayer.

Telephone number of taxpayer on line 1a or 2a
( )

Sign Here

Signature (see instructions) Date

Title (if line 1a above is a corporation, partnership, estate, or trust)

Spouse's signature Date

For Privacy Act and Paperwork Reduction Act Notice, see page 2. Cat. No. 37667N Form **4506-T** (Rev. 4-2006)