

# Commercial Loan Application



8763 Union Centre Blvd.  
West Chester, OH 45069

## GENERAL BUSINESS INFORMATION

Applicant:		
DBA:		
Business Address:		
Business Phone:		
Legal Status: <input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation (C Corp) <input type="checkbox"/> LLC <input type="checkbox"/> LP/LLP <input type="checkbox"/> S Corp <input type="checkbox"/> Other:		
Date Founded:	Employees:	Annual Sales:

## MEMBER APPLICANT INFORMATION

Name:	
Home Address:	
Home Phone:	Office Phone:
Member Number:	
SSN:	
DOB:	

## Financial statements and tax return authorization to release

Applicant Authorization/Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

### Summary of Request

Business Name		
DBA		
Address		
Phone Number		
Legal Status		
Individual	LLC	LP/LLP
C-Corp	S-Corp	Other
Member Applicant		
Contact Information		
Phone	E-Mail	

KCU Member #	
Mortgage Type	
Investor	Owner-Occupied
Purchase Transaction	
Address	
Sales Price	Closing Date
Refinance Transaction	
Address	
Original Purchase Price	Date
Current Market Value	
Current Lender	
Mortgage Balance	Second Mortgage Balance
Pre-Payment Penalty	Yes No
Cash-out Request	Purpose

<b>I. PERSONAL OR BORROWING ENTITY INFORMATION</b>		
Complete this section for all guarantors and spouse or non-spouse, if applicable. (Attach additional sheets if needed.) Additional guarantors must complete sections		
Borrowing entity is an:   Individual(s)   Corporation (C Corp)   LLC   LP/LLP   S Corp   Other:		
Borrowing Entity Name:	Date Formed:	Tax ID:
Any individual who owns 20% or more of the borrowing entity may be required to be a guarantor of the loan. Please list ALL additional owners below or attach organization chart.		
Name	Ownership	On Title (Y or N)
	%	
	%	
	%	
	%	
Borrower Name:	Co-Borrower Name:	
Social Security #:	Social Security #:	
Date of Birth:	Date of Birth:	
Address 1:	Address 1:	
Address 2:	Address 2:	

City:	State:	Zip:	City:	State:	Zip:		
Phone Number:			Phone Number:				
Email Address:			Email Address:				
<b>II. LOAN REQUEST</b>							
Commercial Mortgage Type Applied For:		<input type="checkbox"/> Investor	<input type="checkbox"/> Owner-Occupied				
Loan Purpose:		<input type="checkbox"/> Purchase	<input type="checkbox"/> Refinance	<input type="checkbox"/> Cash-out Refinance	Amortization: <input type="checkbox"/> 15 Years <input type="checkbox"/> 20 Years <input type="checkbox"/> 25 Years		
Requested Loan Amount: \$		Requested Interest Rate %:					
Loan Program	<input type="checkbox"/> 5 Year	<input type="checkbox"/> 7 Year	<input type="checkbox"/> 10 Year	<input type="checkbox"/> 3 Years	Prepayment Type: <input type="checkbox"/> 5% for 5 Years <input type="checkbox"/> 5% for		
<u>If a Purchase:</u>		<u>If a Refinance:</u>		<u>Subject Property Cash Flow:</u>			
Purchase Contract Expires:		Original Purchase Date:		Actual Rents in Place (annualized): \$			
Purchase Price: \$		Original Purchase Price: \$		Less Actual Expenses (annualized): \$			
Amount of Down Payment: \$		Cost of Improvements Made*: \$		Equals Net Op. Income (annualized): \$			
		Current Lender:		Gross Annual Rent of Largest Tenant: \$			
		Interest Rate %:		(*Please do not include mortgage payment or			
		Monthly Payment: \$					
		Pay-Off Mortgage 1: \$					
		Pay-Off Mortgage 2: \$					
		Pay-Off Outstanding Taxes/Others: \$					
		Cash Out: \$					
		Cash Out Description:					
		Is the property subject to any additional liens, encumbrances or restrictions?				<input type="checkbox"/> Yes	<input type="checkbox"/> No
		If yes, please explain:					
<b>III. SUBJECT PROPERTY INFORMATION</b>							
Subject Property Address:							
City:		State:	Zip:	Year Built:			
Description of Subject Property (attach description if necessary):							
Commercial Property Type:		<input type="checkbox"/> Multifamily	<input type="checkbox"/> Mixed Use (>50% Residential)	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Retail		
		<input type="checkbox"/> Automotive*	<input type="checkbox"/> Mixed Use (<50% Residential)	<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Office		
		<input type="checkbox"/> Mobile Home Parks*	<input type="checkbox"/> Self Storage	<input type="checkbox"/> Other			
		<small>*Max LTV is 65%</small>					
Does the property have?		<input type="checkbox"/> Underground or above ground storage tanks	<input type="checkbox"/> Automotive repair uses	<input type="checkbox"/> Ongoing environmental remediation			
		<input type="checkbox"/> Hazardous material handling/Licensing	<input type="checkbox"/> On-site dry cleaner	<input type="checkbox"/> A prior Phase 1 report			
Estimated Value of Real Estate: \$							
Source of Value Estimate:		<input type="checkbox"/> Appraisal	<input type="checkbox"/> Estimate	<input type="checkbox"/> Sales Price (if purchase)			
Owner Occupied:		<input type="checkbox"/> Yes	<input type="checkbox"/> No	Owner Occupancy %:			

Yrs. of Investor Experience:	Number of Buildings:
Number of Units:	Building Sq. Footage:
Number of Units Occupied:	Land Sq. Footage:
<b>IV. BUSINESS INFORMATION</b>	
Please complete if you are Self-Employed or the Borrower is a Business Entity.	
Business Name:	
Address:	
City:	State:                      Zip:
Years as Business Owner:	
Will this business occupy the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of Business: <input type="checkbox"/> Corporation (C Corp) <input type="checkbox"/> LLC <input type="checkbox"/> LP/LLP <input type="checkbox"/> S Corp <input type="checkbox"/> Other	
Tax Year 1 20__ Business Income	Tax Year 2 20__ Business Income
a. Annual Revenues:                      \$	a. Annual Revenues:                      \$
b. Annual Expenses: (Exclude depreciation)                      \$	b. Annual Expenses: (Exclude depreciation)                      \$
Net Operating Income (A-B)                      \$	Net Operating Income (A-B)                      \$
<b>V. EMPLOYMENT INFORMATION</b>	
Self Employed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Self Employed: <input type="checkbox"/> Yes <input type="checkbox"/> No
Years on the Job:	Years on the Job:
<b>VI. ASSETS AND LIABILITIES</b>	
Total Assets:                      \$	Total Liabilities:                      \$
Total Cash Available: (Savings and Checking)                      \$	Net Worth:                      \$

VII. PERSONAL DECLARATIONS			
If you answer "Yes" to any questions A through F, please provide a separate explanation.	Borrower		Co-Borrower
A. Are there any outstanding judgments against you?	"Yes	"No	"Yes "No
B. Have you declared bankruptcy within the last 4 years?	"Yes	"No	"Yes "No
C. Have you had property foreclosed upon or given title in lieu thereof in the last 4 years?	"Yes	"No	"Yes "No
D. Are you party to a lawsuit?	"Yes	"No	"Yes "No
E. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment in the last 4 years?	"Yes	"No	"Yes "No
F. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation or loan guarantee?	"Yes	"No	"Yes "No
G. Are you obligated to pay alimony, child support or separate maintenance?	"Yes	"No	"Yes "No
H. If applicable, do you intend to occupy the property as your primary housing residence?	"Yes	"No	"Yes "No
I. Are you a U.S. citizen?	"Yes	"No	"Yes "No
J. Are you a permanent resident alien?	"Yes	"No	"Yes "No
If you answered no to questions I and J, please provide visa status:			
VIII. BUSINESS DECLARATIONS			
Neither my business, nor any principal of my business has declared bankruptcy in the last 4 years.	"True "False		
Neither my business, nor any principle of my business is a party to any lawsuit.	"True "False		
My business has never defaulted on any Federal debt including SBA loans.	"True "False		
No principle of my business has had a property foreclosed within the past 4 years.	"True "False		
The business has neither been denied a license, certification or ability to conduct business nor been suspended or administratively limited to its ability to conduct business.	"True "False		
Please explain any declaration with "false" response or provide documentation:			
X. GENERAL AUTHORIZATION			
<p>I HEREBY AUTHORIZE KEMBA CREDIT UNION TO VERIFY ANY AND ALL INFORMATION PROVIDED OR REQUESTED WITH THIS APPLICATION, INCLUDING BUT NOT LIMITED TO MY PAST AND PRESENT EMPLOYMENT, EARNING RECORDS, BANK ACCOUNTS, STOCK HOLDINGS AND ANY OTHER ASSET BALANCES NEEDED TO PROCESS MY LOAN APPLICATION.</p> <p>I AUTHORIZE KEMBA CREDIT UNION TO MAKE ALL INQUIRIES NECESSARY THAT VERIFY THE ACCURACY OF THE STATEMENTS MADE HEREIN AND TO DETERMINE MY CREDITWORTHINESS. I UNDERSTAND THAT FALSE INFORMATION AND STATEMENTS MAY RESULT IN POSSIBLE PROSECUTION UNDER FEDERAL AND STATE LAWS. FURTHER, I UNDERSTAND THAT MY INFORMATION WILL BE SCRUBBED AGAINST THE OFAC, SDN LISTS, EXCLUSIONARY AND OTHER LISTS TO CONFIRM COMPLIANCE WITH THE US PATRIOT ACT, COUNTER-TERRORISM REGULATIONS AND BSA/AML REGULATIONS.</p> <p>I CERTIFY BY SIGNING BELOW THAT THIS IS NOT AN APPROVAL OR COMMITMENT TO LEND AND THAT I MAY BY DENIED AT ANY TIME DURING THE PROCESS FOR REASONS INCLUDING BUT NOT LIMITED TO CREDIT WORTHINESS SUCH AS; COLLATERAL ISSUES, BUSINESS PRACTICES OR UNSTABLE GOVERNMENT/POLITICAL CLIMATE WITHIN A COUNTRY.</p>			
Applicant Authorization/Signature: _____		Social Sec. #: _____	Date: _____
Co-Applicant Authorization/Signature: _____		Social Sec. #: _____	Date: _____

## XI. INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish this information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

BORROWER <input type="checkbox"/> I do not wish to furnish this information.	CO-BORROWER <input type="checkbox"/> I do not wish to furnish this information.
ETHNICITY: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	ETHNICITY: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
RACE: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White	RACE: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White
RACE: <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian	RACE: <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian
RACE: <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	RACE: <input type="checkbox"/> Native Hawaiian or Other Pacific Islander
SEX: <input type="checkbox"/> Female <input type="checkbox"/> Male	SEX: <input type="checkbox"/> Female <input type="checkbox"/> Male

Closing Notes: (1) IRS Form 4506T to be signed prior to underwriting for all borrowers and businesses related to the transaction. (2) Signatures on all tax returns may be completed at closing. This application is for a business purpose loan secured by commercial real estate. The undersigned specifically acknowledge and agree that (1) the loan requested by this application will be secured by a first mortgage or deed of trust on the property described herein; (2) the property will not be used for any illegal or prohibited purposes or use; (3) all statements made in this application are made for the purpose of obtaining the loan indicated herein; (4) occupation of the property will be as indicated above; (5) verification or reverification of any information contained in the application may be made at any time by the Lender, its agents, successors and assigns, either directly or through a credit reporting agency, from any source named in this application, and the original copy of this application will be retained by Lender, even if the loan is not approved; (6) the Lender, its agents, successors and assigns will rely on the information contained in the application and I/we have continuing obligation to amend and/or supplement the information provided in this application if any of the material facts which I/we have represented herein should change prior to closing; (7) In the event my/our payments on the loan indicated in this application become delinquent, the Lender its agents, successors and assigns, may, in addition to all their other rights and remedies, report my/our name(s) and account information to a credit reporting agency; (8) ownership of the loan may be transferred to successors or assigns of the Lender without notice to me and/or the administration of the loan account may be transferred to an agent, successor or assign of the Lender with prior notice to me; (9) the Lender, its agents, successors and assigns make no representations of warranties, express or implied, to the Borrower(s) regarding the property, the condition of the property, or the value of the property; and (10) I/we understand and hereby agree that all principals of the company have been identified to the Lender and will sign the note personally guaranteeing repayment of the obligation. I/we the undersigned certify that the information provided in this loan application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made on this application.

Creditor's name: Kemba Credit Union. Creditor's address: 8763 Union Centre Blvd | West Chester, OH 45069  
 If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact Kemba by mail or by phone at 513.762.5070 within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

Notice: The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is Federal Trade Commission, Equal Credit Opportunity, Washington, D.C., 20580.