

Purchase, Refinance and Equity Loans/Lines of Credit

Company Name: _____ Company ID: _____ Contact Name: _____
 Phone No: _____ Fax No: _____
 Email Address: _____ Relationship Manager: _____

Fax Application to: 1-516-490-1131 • Scenarios and Questions Call 1-888-9-Kohl Cap

1. REQUESTED FINANCING

Purpose Purchase Refinance Equity Amount of credit requested \$ _____ Type of product requested Loan Line of Credit (Equity only) For loan, requested rate type Fixed Adjustable

2. APPLICANT(S) / PERSONAL GUARANTOR(S) (ALL MUST COMPLETE THIS SECTION)

APPLICANT #1			APPLICANT #2		
Individual Name		Date of Birth (mm/dd/yy)	Individual Name		Date of Birth (mm/dd/yy)
Residence Street Address (not a PO Box)			Residence Street Address (not a PO Box)		
City	State	Zip	City	State	Zip
Business Phone ()	Home Phone ()	Cell Phone ()	Business Phone ()	Home Phone ()	Cell Phone ()
Email		Fax ()	Email		Fax ()
Social Security Number		Country of Citizenship, if not U.S.	Social Security Number		Country of Citizenship, if not U.S.
Best Method to Reach You: <input type="checkbox"/> Bus. # <input type="checkbox"/> Home # <input type="checkbox"/> Cell # <input type="checkbox"/> Fax # <input type="checkbox"/> Email			Best Method to Reach You: <input type="checkbox"/> Bus. # <input type="checkbox"/> Home # <input type="checkbox"/> Cell # <input type="checkbox"/> Fax # <input type="checkbox"/> Email		

3. BUSINESS / INVESTMENT ENTITY

3A. INVESTORS ONLY

Number of Years Experience as Real Estate Investor (mm/yy) _____ Have you formed a business entity for your real estate investment(s)?
 Yes (Complete Section 3B (Business Entities)) No (Skip to Section 4 (Collateral Property))
 % Ownership of Collateral Property: Applicant #1 _____% Applicant #2 _____%

3B. BUSINESS ENTITIES

Business Name or Investment Entity Name (or DBA)		Legal Name of Business or Investment Entity		
Street Address (not a PO Box)		City	State	Zip
Mailing Address (if different)				
Business Taxpayer ID Number		Date Business First Established (mm/yy)		Country in which business is headquartered, if not U.S.
% Ownership of Business: Applicant #1 _____% Applicant #2 _____%		For Business Owners only: Annual Gross Business Sales or Revenue \$ _____		Types of Products/Services
Entity Type: <input type="checkbox"/> Individual Owner <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input type="checkbox"/> Corporation <input type="checkbox"/> S Corp (Non-Profit not eligible)				
Nature of Business: <input type="checkbox"/> Service <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Real Estate/Investment Property <input type="checkbox"/> Wholesale <input type="checkbox"/> Other _____				

Check here if your business provides foreign currency exchange, money transfer, or cash back on checks; or if your business sells, issues, or exchanges travelers checks, money orders, or stored value gift cards totaling more than \$1,000 for any person per day.

4. COLLATERAL PROPERTY INFORMATION

Street Address (to be used as Loan Collateral; include suite and/or unit number)			Assessor's Parcel Number(s) (APN) if known		
City	County	State	Zip		
Property Type (Check all that apply): <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> 1-4 Residential (Complete HMDA form on reverse) <input type="checkbox"/> 5+ Unit Apartment Building (Complete HMDA form on reverse) <input type="checkbox"/> Mixed Use - Residential & Commercial (Complete HMDA form on reverse) <input type="checkbox"/> Other/Special Purpose - Describe _____ For Mixed Use, Primary Use is: <input type="radio"/> Commercial <input type="radio"/> Residential How many residential units? _____					
Building Size sq ft	Number of Units	Presently Occupied sq ft	# units	Percent Currently Owner Occupied %	Is the property under construction or has it undergone construction within last 6 months? <input type="checkbox"/> Yes, completion date _____ <input type="checkbox"/> No
For Purchase Only: Current Year: Number of Lessors/Tenants: _____		Percent Owner Occupied: _____%		Occupancy Rate (based on total square footage): _____%	
Anticipated After Purchase: Number of Lessors/Tenants: _____		Percent Owner Occupied: _____%		Occupancy Rate (based on total square footage): _____%	

5. RENTAL PROPERTY INCOME

5A. COLLATERAL PROPERTY

If ANY portion of the collateral property is rented, complete all the questions below. Information is for collateral property only.

	FOR PURCHASE ONLY		FOR REFI/ EQUITY ONLY
	Current	Anticipated After Purchase	
1. Annual Gross Rental Income:	+ \$ _____ / yr	+ \$ _____ / yr	+ \$ _____ / yr
2. Other Annual Property Income (Income from billboard, parking, vending machine, etc.):	+ \$ _____ / yr	+ \$ _____ / yr	+ \$ _____ / yr
3. Annual Operating Expenses (Do not include depreciation or interest expense):	- \$ _____ / yr	- \$ _____ / yr	- \$ _____ / yr
4. Total Annual Net Operating Income for Collateral Property:	= \$ _____ / yr	= \$ _____ / yr	= \$ _____ / yr

5B. ALL OTHER REAL ESTATE PROPERTY (COMPLETE THE QUESTIONS BELOW FOR PURCHASE / REFINANCE / EQUITY REQUESTS)

1. Annual Gross Rental Income:	+ \$ _____ / yr
2. Other Annual Property Income (Income from billboard, parking, vending machine, etc.):	+ \$ _____ / yr
3. Annual Operating Expenses (Do not include depreciation or interest expense):	- \$ _____ / yr
4. Total Annual Net Operating Income for All Other Real Estate Property:	= \$ _____ / yr

6. INCOME / ASSET INFORMATION (INCLUDE COMBINED INCOME FOR ALL APPLICANTS, FROM ALL INCOME SOURCES)

Allimony, child support, or separate maintenance income need not be revealed if you do not wish to have it considered.

TYPE OF INCOME	DESCRIPTION	ANNUAL INCOME
PERSONAL	Total household income for all applicants, such as wages, tips, dividends, retirement, social security, etc. (excluding business income and any investment property income):	+ \$ _____
BUSINESS (For All Businesses Owned by Applicants)	Annual Profit/Loss Before Taxes (excluding real estate income):	+ \$ _____
	+ Annual Depreciation:	+ \$ _____
	+ Annual Interest Expense:	+ \$ _____
TOTAL ANNUAL NET OPERATING INCOME FROM COLLATERAL PROPERTY	Use Amount from Section 5A (Collateral Property), Line 4 Above:	+ \$ _____
TOTAL ANNUAL NET OPERATING INCOME FROM OTHER REAL ESTATE PROPERTY	Use Amount from Section 5B (All Other Real Estate Property), Line 4 Above:	+ \$ _____
OTHER INCOME	Describe:	+ \$ _____
TOTAL (Annual Income from All Sources)		= \$ _____

ASSETS: TOTAL Balance in Checking, Savings, and Investment Accounts (include business and personal accounts with all financial institutions): \$ _____

7. SIMPLIFIED RENT ROLL FOR COLLATERAL PROPERTY (NOTE: IF YOU REQUIRE MORE SPACE, ATTACH ADDITIONAL SHEET WITH SIGNATURE)

For Purchase only: Use current year information and do not include anticipated information.

Table with 5 columns: Tenant Name, Square Feet Rented, Monthly Rent, Types of Expenses Paid by Tenant, Lease Expiration (mm/yy). Rows for Tenant 1-4 and a TOTAL row.

8. REFINANCE / EQUITY INFORMATION FOR COLLATERAL PROPERTY (COMPLETE SECTION FOR REFINANCE / EQUITY REQUESTS ONLY)

Form with two columns. Left column: Do you own the property?, Date Property Purchased, Is the property currently for sale?, How is title of property held?, Estimated current market value of property, Purpose of the funds?. Right column: Is the property owned free and clear?, First Mortgage or Other Lien, Second Mortgage or Other Lien.

9. PURCHASE INFORMATION (COMPLETE SECTION FOR PURCHASE REQUEST ONLY)

Form with multiple sections: Is there an executed purchase contract in place?, Purchase Price, Down Payment, Will there be seller financing?, If this purchase is replacing your current business property, provide current monthly rent/lease payments: \$, Have you contracted with a title company?, Name under which property will be titled / vested, Desired Closing Date, Desired Move-in Date, Will the type of business(s) operated on premise(s) change after purchase?, Purpose of the funds?

10. SIGNATURE

For the purpose of this Application, the Applicant is considered to be: the individuals identified under "Applicants / Personal Guarantors" section that are borrowing directly as business owners or real estate investors, or, if applicable, the business identified under "Business / Investment Entity" section. I am signing in my capacity as an individual and, if applicable, as an owner of the business applying for credit.

Signature section with two columns: 1) SIGN HERE, 2) SIGN HERE. Includes fields for Signature of Applicant #1, Date (mm/dd/yy), Signature of Applicant #2, Date (mm/dd/yy). Includes a paragraph: I agree to the Terms and Conditions of this offer as described below. If any part of the application is not completed fully, your credit decision may be delayed until that information is obtained. Thank you for completing this application. A credit approval will be communicated within three business days.

Complete this Home Mortgage Disclosure Act (HMDA) section ONLY if requesting a loan (not a line) and the loan is secured with either an apartment building or a residential dwelling.

Application Taken:
 Face-to-Face
 Telephone
 Mail
 Internet

HMDA disclosure form with sections: Purpose, Property Type, Occupancy, Applicant, Information for Government Monitoring Purposes. Includes checkboxes for Dwelling Purchase, Dwelling Improvements, Refinance, etc.

NOTE: IF BORROWER OR APPLICANT IS NOT A NATURAL PERSON (e.g. A CORPORATION OR PARTNERSHIP), USE "NOT APPLICABLE".

Applicant and Co-Applicant information section with checkboxes for I do not wish to furnish this information, Not Applicable, and ethnicity/race/gender options.

Customer Agreement

Terms and Conditions: By signing this application, I, on behalf of the applicant identified above ("Applicant") and individually for myself understand and agree that any approval of this application for a loan or line of credit ("Credit Product") is subject to the signing of loan documents that will include a contractual obligation to pay and a security document granting a lien on real property that will secure the indebtedness of all of which will be provided to me prior to closing. I certify that I am authorized to submit this application on behalf of the Applicant and that all information and documents provided in conjunction with this application, including information in this Application, in any Addenda attached to or provided in connection with this Application, or in federal and state income tax returns provided herewith (if required) are true, correct and complete. I understand and agree that any willful misstatement of income or other misrepresentation with respect to any information or documents provided in connection with this application will be an event of default, and that upon discovery Lender may declare all applicants' indebtedness immediately due and payable in full, and may pursue other legal remedies against applicant and me personally. I authorize the Lender to whom this application is submitted, and any of its agents ("Lender") to obtain balance and payoff information on all existing credits and to obtain consumer and business reports from and to report credit information to others, including the Internal Revenue Service and state taxing authorities, about me, my business and the business's owners. I agree to notify Lender promptly of any material change in such information. I understand that in the event that this application is approved, I, in my individual capacity, may be required to jointly and severally unconditionally guarantee and promise to pay to Lender all indebtedness of the Applicant at any time arising under or relating to this application and/or the Customer Agreement, as well as any extensions, increases or renewals of that indebtedness. I acknowledge that if I am a resident of Arizona, my spouse will be required to consent to my personal guarantee. I acknowledge that as a condition of approval of this application for a Credit Product, I will be required to grant a lien on certain commercial/residential real property used as collateral for this Credit Product, and to provide hazard insurance with respect to such property. I authorize Lender upon Lender's approval of this application and Applicant's acceptance of Lender's conditional offer to contact the Applicant's insurance company to verify coverage and endorsements and to designate Lender on such policies of insurance as lien holder or mortgagee. I further acknowledge that (i) this application is subject to final approval of the Applicant and its owners, and that (ii) additional information may be required in order for the Lender to make a final credit decision. I understand that this is a stated income program and that Lender has the right to request additional documentation to verify income if it deems necessary. I understand that if the Applicant is not approved for the requested Credit Product, Lender may request additional information from the Applicant in order to approve the Applicant for such Credit Product or to qualify the Applicant for another credit product. I further acknowledge that ownership and administration of the Credit Product may be transferred with such notice as may be required by law, that any owner of the Credit Product, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Credit Product, for any legitimate business purpose through any source, including a source name in this application or a consumer reporting agency. I agree that a facsimile of my signature, in any capacity, may be used to evidence my acceptance of these agreements.

To help the government fight the funding of terrorism and money laundering activities, U.S. Federal law requires financial institutions to obtain, verify, and record information that identifies each person (individuals and businesses) who opens an account. What this means for you: When you open an account, we will ask for your name, address, date of birth and other information that will allow us to identify you. We may also ask for your driver's license or other identifying documents.

Mortgage Filing Tax or Fee: If your state or other taxing authority imposes a tax or fee on the filing of a mortgage or deed of trust, this tax or fee is your responsibility.

Appraisal Notice: You have the right to receive, upon written request, a copy of any appraisal report, which is prepared in connection with your request for credit if the appraised property is located in California, or if the appraised property is a 1-4 family dwelling located in any state. The right to receive the appraisal report may be conditioned upon your paying for all appraisal fees (and, for California Non-Residential real property, all actual costs of duplicating the appraisal report). If you are entitled and wish to receive a copy of the appraisal report, please submit a written request to Business Real Estate Financing, P O Box 29483, Phoenix, AZ 85038. Your written request for a copy of the appraisal report must be received by the Lender no later than 90 days after the Lender provides notice of the action taken on your application, or a notice of incompleteness, or your application has been withdrawn.

Authorization to Share Information: I authorize the sharing of information, which the Lender has or may obtain in connection with this application with the Mortgage Banker/Broker, identified on the front page of this application. I understand that this information may be provided to the Mortgage Banker/Broker to assist in the management of my financial affairs. I understand that this authorization will remain in effect until I revoke it by written notice to the management of my financial affairs. I understand that this specific authorization overrides any separate instructions I may provide to the Lender or any of its affiliates, to opt out of the sharing of information about me or my business/personal accounts with Lender's parent, subsidiaries, or other affiliates.

California only—In accordance with California Civil Code §2955.5(b) which requires that a lender provide this disclosure to a borrower, you are hereby notified that Civil Code §2955.5(a) states that "no lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property."

