WINTER & COMPANY
COMMERCIAL REAL ESTATE FINANCE

COMMERCIAL PROPERTY BORROWER PRE-APPLICATION

Loan Request

Amount:

$_____

Loan type:

☐ Permanent
☐ Bridge
☐ Acquisition/ construction
☐ Construction/ permanent
☐ Other:

☐ **PURCHASE** Purchase price: | Are you in contract yet? ⊙ Yes ○ No

☐ **REFINANCE**
Current outstanding balance: | Date purchased:
Maturity: | Price paid:
Does current loan have a prepayment penalty? Yes ○ If yes, amount: No ⊙ | Current lender: | Amount invested in property:
How quickly do you need to close? ○ 120 Days ⊙ 90 Days ○ 60 Days ○ 30 Days or less | Proposed use of proceeds:

Property Type

☐ Multi-family
☐ Mixed-Use
☐ Retail / Shopping Center
☐ Industrial
☐ Office
☐ Single tenant
☐ Hotel
☐ Self Storage
☐ Commercial Condo or Co-op Units
☐ Other:

Property Address:

Percentage of property owner-occupied: | If owner-occupied, what is the nature of the business:

Lot Size:	Number of Bldgs:	Building SF:	Number of Units:	Number of Stories:	Number of Tenants:	Age of Bldg:

Physical condition of building:
⊙ Excellent
○ Good
○ Fair
○ Poor

Current % occupancy:
Current:_____
2007:_____
2006:_____

Current Annualized ACTUAL GROSS INCOME of Property:

Current Annualized ACTUAL EXPENSES of Property:

In order to provide a more accurate quote, please attach (1) an executive summary if available, (2) a breakdown of actual income and expenses, (3) a current rent roll, (4) a site plan, (5) photos of the property and (6) please also share any significant or negative information with us as early into the process as possible. Winter & Company will supply you with a property Income & Expense form and a commercial and/or multi-family rent roll from your use, if requested.

Borrower

Type:

⊙ Individual(s)

OR

○ Name of Borrowing Entity:

_____

_____

Borrower Contact Name: | Mailing Address:

Telephone: | Cell Phone: | Email: | Fax:

List Individual Borrowers OR Principals of Borrowing Entity:	% Ownership:	Net Worth:	Liquid Assets (excluding IRA Accounts):
1.			
2.			
3.			

Name and phone number of person completing this form:
UPON COMPLETION PLEASE FAX TO WINTER & COMPANY (212) 532-1222. THANK YOU!

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