



The following items will be needed to issue a conditional pre-approval:

- NCL Submission Form (Next Tab)
- Rent Roll (Depending on Property Type: Tab 3 or 4)
- Income & Expense Form (5th Tab)
- Fannie Mae 1003 (With completed SREO and creditor matchup)
- Tri-merged Credit Report (Pulled within past 30 days)
- Owner-Occupied Tab (If owner-occupied)
- 2 Yrs Personal & Business Tax Returns (Full Documentation ONLY)
- YTD Financial Statement (Full Documentation ONLY)
- Purchase & Sale Contract (Unexpired: If Purchase)
- Property Photos (If available)

Upon receipt of the above documentation, please allow up to 72 hours for a conditional pre-approval letter to be sent.

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We want to thank you for choosing Nationwide Commercial Lenders as your commercial real estate lender. We will do our best to ensure your loan file is analyzed as quickly as possible. If you have any questions, please feel free to contact your representative.

Nationwide Commercial Lenders, LLC  
A Member of Alliance of Mortgage Professionals  
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1-800-830-5940

Submission Form

SOURCE							
Broker Co. Name:		Phone No.		Fax No.			
Contact Name:		Alt. Phone		Email:			
<b>How did you hear about us?</b>				Submission Date:			
Broker Origination:		Broker Processing:		YSP Request (Y/N):			
BORROWER(S)							
Borrower Type:		TIN / EIN:		SPE (Y/N):			
Primary Guarantor:		SSN:		FICO:			
Add'l Borrower/ Guarantor:		SSN:		FICO:			
Add'l Borrower/ Guarantor:		SSN:		FICO:			
Title is/will be held in the name(s) of:							
SUBJECT PROPERTY							
Address				Urban OR Rural			
<b>Select all that apply</b>							
Multi-family 5+		Office		Bed & Breakfast		Health Care	Other Explain
Mixed Use (Resi)		Retail		Heavy Industrial		Day Care	
Mixed Use (Comm)		Warehouse		Automotive		RV Park	
Bulk SFRs		Light Industrial		Funeral Home		Unflagged Hospitality	
Bulk Apt		Mobile Home Park		Rooming House		Bar/ Restaurant	
Bulk Other		Self Storage		Flagged Hospitality		Gas Station	
Financing Data		If Purchase		If Re-finance		Cash Flow	
Estimated Value:		Purchase Price		Orig. Purchase Date		PGI	
Loan Request:		Subordination		Purchase Price		(V&C)	
Loan -to-Value:		Down Payment		\$ Improvements		EGI	
Amortization		P&S Exp Date		\$ Pay Off		(OX)	
Fixed Term		Appraisal (Y/N)		Cash-out		NOI	
Owner Occupied?		Total # Units		Total # of buildings		Taxes	
Owner Occ %		# Vacant		Total Bldg. Sq Ft		Insurance	
Business Type		# Occupied		Total Land Sq Ft		MGT	
Program Info (Office use)							
Documentation Type		Program Name		Pre-payment			
Fixed Term		Amortization		Start Rate		Note Rate	
Rate Breakdown							
Additional Comments (Story)							





Total Number of Units:  No. of Units Vacant:  No. of Un-habitable Units:  Property Address:

Suite #	Tenant	Sq ft. (SF)	% of Total	Annual Rent (AR)	(AR/SF)	Unit % of Total	Market Rent PSF	Market Rent	ADJ. PSF Required	Lease Type	Lease Start	Lease Expire	Lease Term (yrs)
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
				\$ -									
<b>Totals:</b>		<b>0</b>	<b>0.0%</b>	<b>\$ -</b>				<b>\$ -</b>					

Certification

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 Owner/ Primary Guarantor                      Date



Income & Expense

Property Address

	Prior Year 2 2005	Prior Year 1 2006	YTD <input style="width: 100%; height: 15px;" type="text"/>
<b>INCOME</b>			
Base Lease Rents (100% Occupancy)	\$ -	\$ -	\$ -
RE Tax Reimbursements	\$ -	\$ -	\$ -
Insurance Reimbursement	\$ -	\$ -	\$ -
CAM Reimbursement	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -
Gross Potential Income (PGI)	\$ -	\$ -	\$ -
Less - Vacancy & Collection Losses	\$ -	\$ -	\$ -
Total Economic Vacancy	\$ -	\$ -	\$ -
Total Effective Gross Income (EGI)	\$ -	\$ -	\$ -
<b>EXPENSE</b>			
Real Estate Taxes	\$ -	\$ -	\$ -
Real Estate Insurance	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -
Trash	\$ -	\$ -	\$ -
Janitorial	\$ -	\$ -	\$ -
Administration	\$ -	\$ -	\$ -
Contract Services	\$ -	\$ -	\$ -
Building Maintenance & Repairs (.15Xsq ft)	\$ -	\$ -	\$ -
Cleaning & Supplies Expense	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -
Elevator Maintenance	\$ -	\$ -	\$ -
Gardening / Landscaping	\$ -	\$ -	\$ -
Parking Attendant	\$ -	\$ -	\$ -
Parking Lot Maint/Snow Removal	\$ -	\$ -	\$ -
Salaries	\$ -	\$ -	\$ -
Payroll Taxes	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -
Legal / Auditing / Professional	\$ -	\$ -	\$ -
Security	\$ -	\$ -	\$ -
Property Management	\$ -	\$ -	\$ -
Advertising & Marketing	\$ -	\$ -	\$ -
Replacement Reserves (.25Xsqft)	\$ -	\$ -	\$ -
Other/Miscellaneous	\$ -	\$ -	\$ -
<b>Total Operating Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Operating Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Certification

Owner/ Primary Guarantor

Date



Owner-Occupied Supplemental Application

Resume					
Primary Borrower Last College	Dates Attended	Degree	Additional Borrower Last College	Dates Attended	Degree
Business Information					
Business Name	Business Tax ID Number	Business Email Address	Mailing Address, if other than primary		
dba	Business Website URL		List any other bus. Locations	Sq. Ft	Mo. Rent
Primary Business Address	Mo. Rent paid at this location	Number of Employees			Lease Exp.
	Sqaure Footage	Business Established Date			
Primary Contact Name	Lease Expiration Date	Business Entity Type			
Primary Phone Number	Month-to-Month	Business Type			
Primary FAX Number	Commernts				
Ownership/ Officers					
Name	Title	% of Ownership	On Title?	On Note?	
History					
Describe the nature of business					
Types of Product/Services as percentages of total revenue					
Performance (Sales) of business revenue over the past 3 years			Factors influencing business revenue (Explain)		
Net Income trends over the past 3 years			Factors influencing business Net Income (Explain)		
Personal Liabilities paid by Business					
Creditor Name & Address	Account Number	Mo. PMTs	Balance	Proof?	
Declarations					
Is the business a party to a lawsuit?			Yes/No/NA		
Has the business been involved in bankruptcy proceedings in the last 10 years?					
Does the business have delinquent federal, state, payroll, sales or other tax liability?					
Has the business had property foreclosed upon or given title or deed in lieu?					
If renting, have you failed to pay rent on time for either of the last 12 months?					