



Cherrywood

MORTGAGE

An Affiliate of Angel Oak Commercial Lending, LLC

LOAN REGISTRATION FORM

Please complete and return to your Regional Sales Manager. If you don't have one, please send to info@cherrywood.com and you will be assigned one.

COMMERCIAL REAL ESTATE (Indicate):

CM 100 CM 110 CM 120

- Current Rent Roll** – (Yours or use the attached form)
- Property Operating Statements** – Last two years and YTD (Yours or use the attached form)
- Owner Occupied Properties** – Last two years tax returns and YTD P&L for operating business
- Purchase Contract** – (If the loan is for the purchase of property)

BROKER INFORMATION

Name _____
 Company _____
 Phone _____
 Email _____

INVESTMENT 1-4 UNIT RENTAL PROPERTY (Indicate):

CM 300 CM 310 CM 320

- Current Lease** – (If occupied)
- Income** – Last two years tax returns and YTD P&L for CM 300 program only
- Property Operating Statements** – Last two years and YTD (Yours or use the attached form)
- Purchase Contract** – (If the loan is for the purchase of property)
- FNMA 1003 Form** – (If complete and available, send a 1003 or complete 1-4 Unit Borrower Application.)
 Borrower must **OWN** and **OCCUPY** a separate residence of greater value than subject property and have owned investment real estate for at least one year.

BORROWER INFORMATION

| If entity or company own the Property, list here. | Personal Residence City/State | Own? | Liquidity | Net Worth | Credit Score |
|---|-------------------------------|-------------------------------|-----------|-----------|--------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| List owners of either entity/company or Property | Ownership % | Personal Residence City/State | Liquidity | Net Worth | Credit Score |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

Yes Have any Borrowers or Guarantors:

- Had a property foreclosed in last 3 years?
- Filed for bankruptcy in last 5 years?
- Failed to file Federal tax returns for last 3 years?

Yes

- Are any Borrowers or Guarantors foreign nationals?
- Any Borrower or Guarantor missed mortgage payments in last 12 months?
- Are there back real estate taxes owed on subject property?

IF "YES" TO ANY QUESTION ABOVE, PLEASE EXPLAIN. ANY UNIQUE ASPECTS OF THE DEAL?

SUBJECT PROPERTY INFORMATION

| | | |
|---|---|-----------------------------------|
| Address _____ | Property Type | 1-4 Unit Residential Rental |
| City _____ State _____ Zip _____ | Multifamily | Retail Mixed-Use |
| Building SF _____ # of Units _____ Occupancy _____% | Industrial | Office Self-Storage |
| Does the owner occupy any portion of the property? No Yes _____ | O/O SF | Mobile Home Park Other _____ |
| Does the property have: | Underground or above ground storage tanks | Automotive repair uses |
| | Hazardous material handling / licensing | On-site dry cleaner plant |
| | | Ongoing environmental remediation |
| | | A prior Phase 1 report available |

LOAN INFORMATION

Type in Loan Amount, Desired Rate, Gross Income and Expense to generate payment and DCR

Loan Amount Requested _____

Desired Rate _____ Amort. _____ (mos.) YSP% _____

Current Estimated Value _____

Monthly Pmt _____ Annual Pmt _____

Annual Gross Income _____

Annual Operating Expense _____

Net Operating Income _____

LTV _____ DSCR _____ CAP Rate _____

Purchase

Current Sales Price _____

Target Closing Date _____

1031 Exchange Yes

Refinance – Rate and Term or **Refinance – Cash Out**

Current Loan Balance _____ Current Rate _____

Loan Maturity Date _____ Pre-Pay? Yes No

Current Lender _____

Acquisition Price _____ Mo/Yr Acquired _____

COMMENTS - PERTINENT INFORMATION ABOUT THE DEAL

For Cash Out, please state what the funds will be used for:

Estimated cash-out available _____

Estimated cash-out before closing costs and impounds _____



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PROPERTY OPERATING STATEMENT

| PROPERTY ADDRESS | CITY | STATE | ZIP CODE |
|------------------|------|-------|----------|
| | | | |

| ANNUAL INCOME | 2ND YEAR PRIOR | PRIOR YEAR | CURRENT YEAR | MOS. |
|-------------------------|----------------|------------|--------------|------|
| Rental Income Collected | | | | |
| | | | | |
| | | | | |
| Total Income Collected | | | | |

| ANNUAL EXPENSES | 2ND YEAR PRIOR | PRIOR YEAR | CURRENT YEAR | MOS. |
|--|----------------|------------|--------------|------|
| <i>Do not include one time capital expense items</i> | | | | |
| Real Estate Taxes | | | | |
| Insurance | | | | |
| UTILITIES | | | | |
| Gas | | | | |
| Electricity | | | | |
| Water/Sewer | | | | |
| Trash | | | | |
| MAINTENANCE | | | | |
| Pest Control | | | | |
| Gardener | | | | |
| Pool Service | | | | |
| Elevator | | | | |
| Cleaning Service | | | | |
| Building Rep. & Maint. | | | | |
| Painting & Decorating | | | | |
| Supplies | | | | |
| ADMINISTRATION | | | | |
| Administrative | | | | |
| Advertising | | | | |
| Telephone | | | | |
| MISCELLANEOUS | | | | |
| Resident Manager | | | | |
| Security | | | | |
| Off-Site Management | | | | |
| Other | | | | |
| TOTAL EXPENSES | | | | |
| NET OPERATING INCOME | | | | |

COMMENTS OR EXPLANATIONS