



# BUSINESS PURPOSE / COMMERCIAL LOAN APPLICATION

Applicants should complete this from (including the referenced addenda, if applicable) as "Borrower" or "Co-Borrower," as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when  the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for the loan qualification or  the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other persona has community property rights pursuant to applicable law and borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

**NOTE:** Borrower and Co-Borrower means an "applicant" for a potential loan. Once the application is completed, it is not to be considered a loan commitment from the lender or the lenders' broker for the requested loan. Any loan commitment from the lender or the lenders' broker must be in writing and signed by either party.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for the joint credit (sign below):

Signature: Borrower c/o an Authorized Signer /Principal/Guarantor

Signature: Co-Borrower c/o an Authorized Signer /Principal/Guarantor

## CREDIT REQUESTED

### LOAN TYPE

Purchase  Rate & Term Refinance  Cash-Out Refinance  Other (explain):

### AMOUNT REQUESTED:

### INTEREST RATE

\_\_\_\_ %  Fixed  Variable

### AMORTIZATION TYPE

Fixed Rate  Variable  Interest Only

### PROPOSED EXIT STRATEGY FOR REQUESTED LOAN

Refinance  Resale  Principal Pay Down  Other (specify):

### VESTING (manner in which title will be held):

Intended loan purpose and use of loan proceeds shall be set forth on a separate "Loan Purpose and Real Property Loan Security Declaration."

### Will additional property be given as collateral by a guarantor, or any person who will not be a Borrower or Co-Borrower?

Yes (provide guarantors' business purpose loan application and property information)  No

## PROPERTY INFORMATION

### SUBJECT PROPERTY ADDRESS (Street, City, State, and ZIP):

### NO. OF UNITS

### CURRENT OCCUPANCY

Owner  Tenant  Vacant  Other (specify):

### PROPOSED OCCUPANCY (Post Close)

Owner  Tenant  Vacant  Other (specify):

### YEAR BUILT

### TYPE OF PROPERTY

SFR-1 Unit  Duplex-2 Unit  Triplex/Quadruplex - 3 to 4 Units  Commercial Non-Residential  Unimproved Land  Other (specify):

Beneficiary: \_\_\_\_\_

Beneficiary: \_\_\_\_\_

Lien Position: \_\_\_\_\_

Lien Position: \_\_\_\_\_

Interest Rate: \_\_\_\_\_

Interest Rate: \_\_\_\_\_

Amortization Type: \_\_\_\_\_

Amortization Type: \_\_\_\_\_

Monthly Payment: \_\_\_\_\_

Monthly Payment: \_\_\_\_\_

Balloon Payment (Date): \_\_\_\_\_

Balloon Payment (Date): \_\_\_\_\_

Balloon Payment (Amount): \_\_\_\_\_

Balloon Payment (Amount): \_\_\_\_\_

Lien Will Remain on Title  Yes  No

Lien Will Remain on Title  Yes  No

Lien Will Subordinate  Yes (if yes, what position \_\_\_\_\_)  No

Lien Will Subordinate  Yes (if yes, what position \_\_\_\_\_)  No

Lien Will be Paid-Off from Loan Proceeds  Yes  No

Lien Will be Paid-Off from Loan Proceeds  Yes  No

Additional Lien Information on an Addendum  Yes  No

Additional Lien Information on an Addendum  Yes  No

## COMPLETE THIS LINE IF THIS IS A REFINANCE LOAN

Year Acquired

Original Cost of Lot  
\$

Amount Existing Liens  
\$

Cost Improvements Made  
\$

Cost Improvements to be Made  
\$

### BORROWER INFORMATION

Borrower's Name (include Jr. or Sr. if applicable):				Borrower's Name (include Jr. or Sr. if applicable):			
SSN	Home Phone	DOB	Yrs School	SSN	Home Phone	DOB	Yrs School
<input type="radio"/> Married (includes registered domestic partners) <input type="radio"/> Un-Married (includes divorced and widowed) <input type="radio"/> Single (never been married) <input type="radio"/> Separated		<b>Dependents</b> (Not listed by Co-Borrower)		<input type="radio"/> Married (includes registered domestic partners) <input type="radio"/> Un-Married (includes divorced and widowed) <input type="radio"/> Single (never been married) <input type="radio"/> Separated		<b>Dependents</b> (Not listed by Borrower)	
Present Address (Street, City, State, ZIP) <input type="radio"/> Rent <input type="radio"/> Own _____ No. Yrs				Present Address (Street, City, State, ZIP) <input type="radio"/> Rent <input type="radio"/> Own _____ No. Yrs			
Mailing Address (if different from present address)				Mailing Address (if different from present address)			
If residing at present address for less than two years, complete the following:							
Former Address (Street, City, State, ZIP) <input type="radio"/> Rent <input type="radio"/> Own _____ No. Yrs				Former Address (Street, City, State, ZIP) <input type="radio"/> Rent <input type="radio"/> Own _____ No. Yrs			
Former Address (Street, City, State, ZIP) <input type="radio"/> Rent <input type="radio"/> Own _____ No. Yrs				Former Address (Street, City, State, ZIP) <input type="radio"/> Rent <input type="radio"/> Own _____ No. Yrs			

### ENTITY INFORMATION

Entity is a/an:  
 Corporation    LLC    Partnership    Limited Partnership    Nonprofit Entity    Government Entity    Trust    Other (specify):

Entity Name:	State of Organization:	TIN:
Signing Party on Behalf of Entity:	Title:	
Member(s)/Title Under the Entity (Owner of 20% or more)		
1. _____	_____	
2. _____	_____	
3. _____	_____	
4. _____	_____	
5. _____	_____	
Date of Filing to Organize:	Filing Locations:	
Principal Place of Business Address (not a P.O. Box)	Mailing Address (if different from above)	
Balance Sheet Available for Review <input type="radio"/> Yes <input type="radio"/> No	Financial Statements have been audited by CPA or PA <input type="radio"/> Yes <input type="radio"/> No	
Additional Member Information on an Addendum <input type="radio"/> Yes <input type="radio"/> No		

\*Attach a signed copy of the corporation documents.

\*Addendum to be filled out by a Principal and/or Guarantor

BORROWER	EMPLOYMENT INFORMATION	CO-BORROWER
Name/Address of Employer:	Self Employed	Name/Address of Employer:
Years employed in line of work:	Years at job:	Years at job:
Type of Position/Type of Business:	Phone (include area code):	Type of Position/Type of Business:
If employed in current position for less than two years or currently employed in more than one position, complete the following:		
Name/Address of Employer:	Self Employed	Name/Address of Employer:
Dates (from - to):	Monthly Income:	Dates (from - to):
Type of Position/Type of Business:	Phone (include area code):	Type of Position/Type of Business:

**MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION**

Gross Monthly Income	Borrower/Entity	Co-Borrower/Entity	Total	Monthly Housing Expense	Current Housing Expenses	Requested Loan Housing Expenses
Base Empl. Income*				Rent		
Overtime				1st Mortgage (P&I)		
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		
Other <small>(Before completing, see the notice in "describe other income" below)</small>				Mortgage Insurance		
				Mortgage Insurance		
Total:	\$	\$	\$	Total:	\$	\$

**DESCRIBE OTHER INCOME**

Notice: Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) or Co-Borrower (C) does not choose to have it considered for repaying this loan.

B/C	*IF APPLYING AS AN ENTITY ATTACH AN INCOME STATEMENT AND A COPY OF A RECENT BALANCE SHEET	Monthly Amount
B/C		
B/C		
B/C		

**ASSETS AND LIABILITIES**

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must be completed by that spouse or other person also.

**Note:** If completed jointly, please note the responsible party for the asset or liability. Completed  Jointly  Not Jointly

Assets: Description	Cash or Market Value	Liabilities & Pledged Assets. List the creditor's name, address and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.			
List checking and savings accounts below:		Liabilities	Monthly Payment & Months Left to Pay	Unpaid Balance	
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Bank, S&L or Credit Union	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Company	\$ Payment/Months	\$	
Account No.		Account No.			
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Bank, S&L or Credit Union	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Company	\$ Payment/Months	\$	
Account No.		Account No.			
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Bank, S&L or Credit Union	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Company	\$ Payment/Months	\$	
Account No.		Account No.			
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Stocks/Bonds <small>(Company Name/Number/Description)</small>	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Company	\$ Payment/Months	\$	
Account No.		Account No.			
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Life Insurance Net Cash Value	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Name/Address of Company	\$ Payment/Months	\$	
Face Amount: \$		Account No.			
Subtotal Liquid Assets	\$				

Real estate owned (enter market value from schedule of real estate owned)	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower	\$ Payment/Months	\$
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Vested interest in retirement fund	\$	Name and Address of Company  Account No.		
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Net worth of business(es) owned (attached financial statement)	\$			
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Automobiles owned (make and year)	\$			
<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Other Assets (itemize)	\$	<input type="radio"/> Borrower <input type="radio"/> Co-Borrower Job-Related Expense (child care, union dues, etc.)	\$	
		Total Monthly Payments	\$	
Total Assets a.	\$	Net Worth (a minus b) \$	Total Liabilities b.	\$

### SCHEDULE OF REAL ESTATE

Property Address	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Maintenance, Taxes & Misc.	Net Rental Income
	Totals	\$	\$	\$	\$	\$	\$

Additional Properties on an Addendum  Yes  No  Unknown

### LIST OF AUTHORIZED SIGNERS (BORROWER, CO-BORROWER AND/OR GUARANTORES) FOR THIS LOAN REQUEST

Name and Title:	<input type="radio"/> Borrower <input type="radio"/> Guarantor	SSN: TIN:
Mailing Address:		Phone Number: Email Address:
Name and Title:	<input type="radio"/> Borrower <input type="radio"/> Guarantor	SSN: TIN:
Mailing Address:		Phone Number: Email Address:
Name and Title:	<input type="radio"/> Borrower <input type="radio"/> Guarantor	SSN: TIN:
Mailing Address:		Phone Number: Email Address:
Name and Title:	<input type="radio"/> Borrower <input type="radio"/> Guarantor	SSN: TIN:
Mailing Address:		Phone Number: Email Address:

## ENVIRONMENT QUESTIONNAIRE

If the answer to any of these questions is yes, please attach explanation as Schedule B.

Has the property ever been the subject of an environmental assessment or audit? If so, please attach copies of relevant reports.	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Has there ever been any correspondence with federal, state, or local authorities, or any environmental litigation or enforcement action taken concerning the subject property?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Is there any reason why this property is not currently in compliance with federal, state, or local environmental laws and regulations?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown

## DISCLOSURES

If the answer to any of these questions is yes, please attach explanation as Schedule B.

### A. During the ten years preceding the date of this certificate:

Have you or any other entity of which you were/are a principal been in default or been given relief by the lender under the terms of any mortgage loan, contract for deed or the equivalent?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Have you or any other entity of which you were/are a principal made an insurance claim over \$25,000?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Have you or any other entity of which you were/are a principal been the subject of bankruptcy or insolvency proceedings?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Have you been suspended, barred or otherwise restricted by any department or agency of the federal government or any state government from doing business with such department or agency?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Have you been involved in any default, foreclosure, bankruptcy proceeding or litigation involving a government agency loan?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Have you ever been identified, or are you presently identified, on the list of specially designated nationals and blocked persons subject to financial sanctions that is maintained by the U.S. Treasury Department Office of Foreign Assets Control?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
In the last five years, has this property been cited for any violations or investigated by any regulatory agency?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown

### B. Currently:

Have you any outstanding judgements or tax liens against you or an entity you control?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Are you a defendant in a lawsuit? Do you have any liens other than consensual mortgages?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Pending/existing litigation involving property or borrower?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown
Other secured financing on property or borrower?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown

C. Have you ever been convicted of a felony or are you presently, to your knowledge, the subject of a complaint or indictment charging a felony? (A felony is defined as any offense punishable by imprisonment for a term exceeding one year but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.)

Yes    No    Unknown

## ACKNOWLEDGMENT AND AGREEMENT

The undersigned specifically acknowledges and agrees that White Oak Holdings, Inc., including its agents, successors, and assigns, ("Lender") will rely on the information contained in and provided in connection with this application and all such information is given for the purposes of obtaining the loan indicated above.

The undersigned certifies that the information provided in and given in connection with this application is true and correct as of the date set forth opposite the signature(s) on this application. The undersigned acknowledges that any intentional or negligent misrepresentations of such information may result in civil liability and/or criminal penalties and liability for monetary damages to the lender and any other person or entity who may suffer any loss due to reliance upon any misrepresentation which have been made in connection with this application.

Signature: X	Date:	Signature: X	Date:
Title:		Title:	
Signature: X	Date:	Signature: X	Date:
Title:		Title:	

Check this box if the Loan Application - Additional Signatures Page is attached.



# DISCLOSURE NOTICES

<b>Borrower(s):</b> _____ _____	<b>Property Address:</b> _____ _____
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## OCCUPANCY STATEMENT

This is to certify that I/we DO NOT intend to occupy the subject property as it is my/our principal residence. I/We hereby certify under penalty of U.S. Criminal Code Section 1010 Title 18 U.S.C., that the above statement submitted for the purpose of obtaining mortgage insurance under the National Housing Act is true and correct.

## FAIR CREDIT REPORTING ACT

An investigation will be made as to the credit standing of all individuals seeking credit in this application. The nature and scope of any investigation will be furnished to you upon written request made within a reasonable period of time. In the event of denied credit due to an unfavorable consumer report, you will be advised of the identity of the Consumer Reporting Agency making such report and of right to request within sixty (60) days the reason for the adverse action, pursuant to provisions of section 615(b) of the Fair Credit Reporting Act.

## EQUAL CREDIT OPPORTUNITY ACT

The Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that 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. Income which you receive as alimony, child support, or separate maintenance need not be disclosed to this creditor unless you choose to rely on such sources to qualify for the loan. Income from these and other sources, including part-time or temporary employment, will not be discounted by this lender because of your sex or marital status. However, we will consider very carefully the stability and probable continuity of any income you disclose to us.

## INSURANCE STATEMENT

The insurance laws of this state provide that the lender may not require the applicant to take insurance through any particular insurance agent or company to protect the mortgaged property. The applicant, subject to the rules adopted by the Insurance Commissioner, has the right to have the insurance placed with an insurance agent or company of his choice, provided the company meets the requirements of the lender. The lender has the right to designate reasonable financial requirements as to the company and the adequacy of the coverage.

I have read the foregoing statement, or the rules of the Insurance Commissioner relative thereto, and understand my rights and privileges and those of the lender relative to the placing of such insurance. I have selected the following agencies to write the insurance covering the property described above:

\_\_\_\_\_

## FLOOD INSURANCE NOTIFICATION

Federal regulations require us to inform you that the property used as security for this loan is located in an area identified by the U.S. Secretary of Housing & Urban Development as having special flood hazards and that in the event of damage to the property caused by flooding in a federally-declared disaster, federal disaster relief assistance, if authorized, will be available for the property.

At the closing you will be asked to acknowledge your receipt of this information. If you have any questions concerning this notice, kindly contact your loan officer.

Important: Please notify your insurance agent that the "loss payee" clause for the mortgagee on both the hazard and flood insurance must read as follows, unless otherwise advised:

\_\_\_\_\_

I/We hereby certify that I/we have read the Notices set forth above and fully understand all of the above.

\_\_\_\_\_  
Borrower Date Borrower Date

\_\_\_\_\_  
Borrower Date Borrower Date