



AZTEC FINANCIAL SERVICES

PH: 813-261-5125 FAX: 813-814-1266

Commercial Mortgage Application
Property Type: **HOTEL**

Contract Number	_____
Application Date	_____
Aztec Originator	_____
Other	_____

Borrower Information

Borrower's Legal Bus. Name _____

Borrower Company Type Individual Corp LC Trust LTD or General Partnership Other _____

Borrower's Primary Contact _____ Contact Email _____

Address _____ City _____ State _____ Zip _____

Phone _____ Tax EIN: _____ Fax _____

Net Worth \$ _____ Owner(s) FICO Score: _____ Previous Bankruptcy? Y N

Loan Information

Loan Name/Description _____

Recourse Preference Recourse Non-Recourse Negotiable

Loan Purpose Purchase Refinance Construction

If Purchase, Purch Price \$ _____ Closing Date _____

If Refinance, Loan Balance \$ _____ Previous Interest Rate _____% Type: Fixed ___ Variable ___

Cost of Recent Improvements \$ _____ Improvements Documented? Yes ___ No ___ Unknown ___

Construction? Constr \$ +Land \$ _____ Completion Date _____

Property Information

Property Name _____ No. of Bldgs _____

Property Subtype: Full Service: Luxury ___ Resort ___ Midscale ___ Limited Service: Midscale ___ Economy ___ Extended Stay ___

Franchise Affiliation: _____ Food & Bev. Operations managed separately: Y N ?

Land Area _____ Resort Area: Y N ?

Last Appraised Value \$ _____ Last Sale Price \$ _____

Last Appraisal Date _____ Date of Last Sale _____

Property Attributes: Hwy Access ___ Hwy Visibility ___ Guest Corridors: Interior ___ Exterior ___ Both ___

Rooms w/Kitchen ___% Fitness Centers ___ Outbuildings ___ Meeting Rooms ___ Pools ___ Restaurants ___ Tennis Courts ___

Primary Guest Type Business ___ Govt ___ Traveler ___ Bus/Vacation ___ Business/Economy ___ Extended Stay ___ Other ___

Surrounding Land Use Class A Office ___ Class B Office ___ Class C Office ___ Medical Office ___ Industrial ___ Retail ___

Building Information

Building Address _____ City _____ State _____ Zip _____

Number of Stories _____ Year Built _____ Year Renovated _____ Overall Appearance: Avg ___ Above ___ Below ___

Number of Guest Rooms _____ No. of Elevators _____ Gross Building Area (GBA) _____ SF

Market Average Daily Occupancy (ADO) _____% Market Average Daily Rate (ADR) \$ _____

Digital Photographs Inside and Outside of Building Provided Y N Please Include Photos Or Send Via E-mail

Owner(s) Information Attach Second Sheet If Necessary			
Owner Name:		Owner Name:	
Home Address:		Home Address:	
Social Security Number :		Social Security Number :	
% of Ownership:		% of Ownership:	
Annual Compensation: \$		Annual Compensation: \$	
Officer & Director Information (If Not Listed Above)			
Owner Name:		Owner Name:	
Home Address:		Home Address:	
Social Security Number :		Social Security Number :	
% of Ownership:		% of Ownership:	
Annual Compensation: \$		Annual Compensation: \$	
General Information			
Number Of Employees At Time Of Application:		Number Of Employees Expected After This Loan:	
Accountant's Name & Phone:		Attorney's Name & Phone:	
Insurance Agent's Name & Phone:		Other Insurance (Life/Hazard) Agent's Name & Phone:	
Bank Contact:	Phone:	Mortgage Contact:	Phone:
Address:		Address:	
Account #:	Fax #:	Account #:	Fax #:
DECLARATION			
<p>The above information, together with any accompanying financial statements, schedules or other materials, is submitted for the purpose of obtaining credit and is warranted to be true, correct and complete. The undersigned hereby warrants that any individual identified above who is either a principal, personal guarantor or a sole proprietor of the credit applicant, recognizes that his or her individual credit history may be a factor in the evaluation of the credit history of the applicant, has provided his/her written authorization for inquiry as to their credit worthiness, including but not limited to obtaining a consumer credit report, and shall hold Aztec Financial Services LLC (AFS) and its assignees harmless for same. AFS is hereby authorized to investigate (directly or through an agent or nominee) your/their credit and financial standing. You understand that such investigation may include seeking information as to the background, credit and financial responsibility of your officers and principals (or any of them). The applicant further agrees to notify AFS promptly of any material change in any such information they may provided in conjunction with this application.</p> <p style="text-align:center;">If Applicant(s) are to Personally Guarantee -- Guarantor(s) Must Provide Signature(s) To Enable Credit Investigation.</p>			
Federal Equal Credit Opportunity Act (FECOA)			
<p>In the event that your application for business credit is denied, you have the right to a written statement of the reason of denial. To obtain that statement please contact us within 60 days from the date that you are notified of our decision. We will send you a written statement of the reasons for the denial within 30 days of your request for the statement. NOTICE: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applications on the basis of race, color, religion, national origin, sex, marital status, age (provided 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. The federal agency that administers our compliance with this law is the Federal Trade Commission, Equal Credit Opportunity Washington, DC 20580.</p>			
Applicant	Signature	Title	Date
Applicant	Signature	Title	Date
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FAX TO AZTEC AT: 813 - 814 - 1266

AZTEC FINANCIAL SERVICES LLC

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AZTEC FINANCIAL SERVICES -- HOTELS

Income & Expenses

Building Name _____

Description	3rd Preceding Year ____	2nd Preceding Year ____	Preceding Year ____	Y-T-D No of Months ____	Trailing 12 Months	Adjustments	Final	Notes
Avg. Daily Rate (ADR)								
Room Revenue								
Occupancy (ADO) %								
Food & Beverage Revenues								
Telephone Revenue								
Other Departmental Revenue								
Other Income								
Departmental Revenue								
Room Expenses								
Food & Bev. Expenses								
Telephone Expenses								
Other Dept. Expenses								
Total Dept. Expenses								
Departmental Income								
Real Estate Taxes								
Property Insurance								
Utilities								
Repairs and Maintenance								
Franchise Fees								
Management Fees								
Payroll and Benefits								
Advertising and Marketing								
Professional Fees								
General and Administrative								
Other Expenses								
Ground Rent								
Total General Expenses								
Total Expenses								
Operating Expense Ratio								
Net Operating Income								
FF&E / Cap. Ex.								
Extraordinary Capital Exp.								
Total Capital Items								
Net Cash Flow								