



AZTEC FINANCIAL SERVICES

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

Commercial Mortgage Application

Property Type: **INDUSTRIAL**

Contract Number
Application Date
Aztec Originator
Other

Borrower Information

Borrower Name _____ TAX EIN # _____

Borrower Type (Circle One) Corp Proprietorship Trust LLC Limited or General Partnership Other? _____

Primary Contact _____ Contact Email _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax _____

Net Worth? \$ _____ Borrower(s) FICO Scores? _____ Previous Bankruptcy? ____ Y ____ N

Loan Information

Loan Name/Description _____

Recourse Preference (Circle One) Recourse Non-Recourse Negotiable

Loan Purpose (Circle One) Purchase Refinance Construction

If Purchase, Purchase Price \$ _____ Financing Closing Date? _____

If Refinance, Loan Balance? \$ _____ Previous Interest Rate? ____% Fixed ____ Variable ____

Where Are Cost of Recent Improvements? \$ _____ Improvements Documented? ____ Y ____ N OR ? _____

If Construction, Construction Cost + Land = \$ _____ Project Completion Date? _____

Property Information

Property Name? _____ No. of Buildings on Property? _____

Land Area? _____ No. Freight Elevators _____ No. Passenger Elevators _____

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

Last Appraisal Date? _____ Date of Last Sale? _____

Bldg Owner-Occupied ____ Y ____ N Hwy Access Within 3 Miles? ____ Y ____ N Hwy Visibility? ____ Y ____ N Truck Turnaround? ____ Y ____ N

of Loading Docks _____ Dock Height _____ At Grade _____

Surrounding Land Use? (X ONE) Light Ind ____ Heavy Ind ____ Ind Park ____ Office ____ Residential ____ Other _____

Building Information

Building Address _____ City _____ State _____ Zip _____

Number of Stories? Year Built? Year Renovated? Overall Appearance? ____ Avg ____ Above ____ Below

No. Covered Parking Spaces ____ Uncovered ____ Sprinkler Sys ____% HVAC ____% Butler-type Building? ____ Y ____ N

High Clear Ceiling Height _____ Ft Low Clear Ceiling Height (under beam) _____ Ft

Est Market Vacancy Percentage? ____% Gross Building Area? _____ SF Net Rental Area? _____ SF

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

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 provide in conjunction with this application.

If Applicant(s) are to Personally Guarantee – Guarantor(s) Must Provide Signature(s) To Enable Credit Investigation.

Federal Equal Credit Opportunity Act (FECOA)

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.

Applicant	Signature	Title	Date
Applicant	Signature	Title	Date
Applicant	Signature	Title	Date
Applicant	Signature	Title	Date

FAX TO AZTEC AT: 813 - 814 - 1266

AZTEC FINANCIAL SERVICES LLC

PH: 813-261-5125 OR 877-298-3219

550 N. Reo St. Suite 300, Tampa, FL 33609 www.aztecfs.com credit@aztecfs.com

AZTEC FINANCIAL SERVICES -- INDUSTRIAL

RENT ROLL

BUILDING NAME _____ **RENT ROLL DATE** _____

No.	Tenant Name	Tenant Type	Leased Area	Annual Rent	Lease Start	Lease Expire	Occupied Since	Options /Term	Borrower Affiliated Y/N	Reimbursements:			
										CAM/Utility	Taxes	Insurance	Mgmt
1								/					
2								/					
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AZTEC FINANCIAL SERVICES - INDUSTRIAL

Income & Expenses

Building Name _____

Item	3rd Preceding Year	2nd Preceding Year	Preceding Year _____	YTD No of Months_____	Trailing 12 Months	Adjustments	Final	Notes
Base Rent								
Expense Reimbursements								
Percentage Rent								
Parking Income								
Other Income								
Vacancy & Coll. Loss								
Effective Gross Income								
Real Estate Taxes								
Property Insurance								
Utilities								
Repairs and Maintenance								
Janitorial								
Management Fees								
Payroll and Benefits								
Advertising and Marketing								
Professional Fees								
General and Administrative								
Other Expenses								
Ground Rent								
Total Operating Expenses								
Net Operating Income								
Leasing Commissions								
Tenant Improvements								
Cap Ex. (Repl. Reserves)								
Extraordinary Capital Exp.								
Total Capital Items								
Net Cash Flow								