



AZTEC FINANCIAL SERVICES

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

Contract Number
Application Date
Aztec Originator
Other

Commercial Mortgage Application

Property Type: **SELF STORAGE**

Borrower Information

Borrower Legal Company 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 _____

Storage 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
No. Storage Units	_____	No. Rental Parking Spaces	_____	Do You Have Installation Services? _____				
Is Your Truck Rental Firm A Franchise If So Whom? _____				How Many Trucks Do You Rent Per Month _____				
What Other Services Do You Provide? _____								
High Clear Ceiling Height _____ Ft				Low Clear Ceiling Height (under beam) _____ Ft				
Est Market Vacancy Percentage? _____ %		Gross Building Area? _____ SF		Net Rental Area? _____ SF				

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

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

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 – SELF STORAGE BUILDINGS

SELF STORAGE CO NAME: _____ **RENT ROLL DATE** _____

No.	Unit Type: S/S Interior Entrance, S/S Exterior Entrance, Yard Storage, Refrigerated Storage, S/S Climate Controlled, S/S Other	No. of Occupied Units	No. of Vacant Units	Total Occupied Area (SF)	Total Vacant Area (SF)	Avg. Monthly Rent per Unit	Est. Market Rent per Unit	% of Month to Month	Utilities/Services Included in Rent						
									Heat	Elec	Water	Sewer	Gas	Oil	
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2															
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AZTEC FINANCIAL SERVICES -- SELF STORAGE FINANCIAL OVERVIEW

Income & Expenses

SELF STORAGE CO 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								