



Underwriters Preferred Commercial Lending Trust

Form 1003(c)

Commercial Mortgage Application

Property Type: **OFFICE**

Affiliate _____

Application Date _____

Affiliate ID _____

PAGES 2 & 3 MAY BE PROVIDED BY BORROWER

Fill out & email to app@upltrust.com or fax to (224) 955-2748

Underwriters Preferred Commercial Lending Trust 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	\$ _____	Interest Rate _____%	Type: Fixed____ Variable____
Cost of Recent Improvements	\$ _____	Improvements Documented?	Yes____ No____ Unknown____
If Constr, Constr Cost+Land	\$ _____	Completion Date	_____

Borrower Information

Borrower Name	_____						
Borrower Type	Individual	Corp	LLC	Trust	Ltd or Gen Ptnrshp	Other_____	
Primary Contact	_____			Contact Email	_____		
Address	_____	City	_____	State	_____	Zip	_____
Phone	() _____	Fax	() _____				
Net Worth	\$ _____	FICO Score	_____	Bankruptcy?	Yes____ No____		

Property Information

Property Name	_____	No. of Bldgs	_____
Land Area	_____		
Last Appraised Value	\$ _____	Last Sale Price	\$ _____
Last Appraisal Date	_____	Date of Last Sale	_____
Property Attributes	Owner-occupied____ Corner Located____ Hwy Access____ Hwy Visibility____ Avg. Daily Traffic:		
No of Loading Docks	_____	Dock Height	_____
	At Grade	Both	Don't Know
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					
No of Covered Parking Spaces	_____	Uncovered	_____	Sprinklered	_____%	HVAC	_____%
	No of Elevators	_____					
Est. Market Vacancy %	_____%	Gross Building Area	_____SF	Net Rental Area	_____SF		

Rent Roll	
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[illegible]

Income & Expenses

Building Name _____

Item	3rd Preceding Year	2nd Preceding Year	Preceding Year	YTD No of Months____	Trailing 12 Months	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						