

Project Name:

Loan ID if app:

WHO

BORROWERS

Borrowing Entity Name:

Address:

Phone:

Facsimile:

Mobile:

Email:

Borrower(s) Name:

Address:

Phone:

Facsimile:

Mobile:

Email:

Net Worth:

Liquidity:

FICO:

Phone:

Facsimile:

Mobile:

BROKER

Company Name:

Contact Name:

Address:

Phone:

Facsimile:

Mobile:

Email:

Phone:

Facsimile:

Mobile:

WHAT & WHEN (THE STORY)

Brief Summary of Financing Request & Executive Summary (attach extra sheet if necessary)

Brief Summary of Property (property type, # of units, sq. ft., construction type, owner/user, special use, etc.)

Property Address:

Brief Summary of Valuation/Collateral Details

What is the expected current appraisal value?

What was the date of the last appraisal?

What was the value in the last appraisal?

Additional Comments on Value:

If Purchase

Acquisition Price:	
Sources of Funds for:	
Down Payment:	

If Refinance

Original Purchase Date:	
Original Purchase Price:	
Current Balance:	
If Cash-Out, what are proceeds for?	

Current Lien Holder(s)

	Lien Holder #1
Lien Holder:	
Original Amount:	
Current Balance:	
Future Payout Amt:	
Future Payout Date:	
Due Date:	
Terms:	
Conditions:	

Lien Holder #2

Lien Holder #3

Brief Summary of Borrower's Requested Terms

Amount:	
Loan to Value (LTV%):	
Loan to Cost (LTC%):	
Rate:	
Term:	
Amortization:	
Interest Reserve Request:	
Lender Points:	
Total Broker Points:	2%
Recourse/Non-Recourse:	
Closing Date Requested:	
Payback Strategy & Exit Clause:	

** Will be finalized with Term Sheet **

Notes Regarding Requested Terms & Fees

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Identify Opportunities & Strengths Associated With This Project/Financing Request

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Identify Weaknesses & Risks Associated With This Project/Financing Request

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Included Checklist Items:

NEED = Please submit with Application
 PS = Previously submitted - include date sent
 TF = To Follow - Include estimated date
 AT = Attached - Include today's date
 NA = Not applicable

1	NEED		Prior Appraisal & Environmental Reports (if available)
2	NEED		Property Operating Statement (2006, 2007 & 2008)
3	NEED		Detailed Rent Roles
4	NEED		Lease Details (abstracts) or Copies of Leases
5	NEED		Business Financial Statements (2006, 2007 & 2008)
6	NEED		Guarantor Current Dated & Signed Financial Statement
7	NEED		Guarantor Credit Report
8	NEED		Pictures of the Property
9	NEED		Executive Summary of the Transaction
10			'other'
11			'other'

If Construction or Rehab

12	NEED		Project Budget
13	NEED		Income Projections
14	NEED		Pre-sales information & Details
15			'other'
16			'other'

If Hotel

17	NEED		Trailing Twelve Month Report
18	NEED		STAR Report
19			'other'
20			'other'

Additional Items - Please describe

21			'other'
22			'other'
23			'other'
24			'other'
25			'other'
26			'other'
27			'other'
28			'other'
29			'other'
30			'other'

Please print this form and complete the information. Fax completed form to 703-827-7033 or scan and email to contact@wincreek.com.