



Commercial Property Prequalification

Project:		LTV:
Address:		
Name:		
Loan Amount Requested:		Appraised Value:
Cash Borrower Has/Bringing to Deal:		Exit Strategy (how will our loan be paid off):
Purpose for Loan:		Comments:

Executive Summary:

Property Type	
Agricultural Purpose	Light Industrial
Assisted Care Facilities	Marina
Automotive	Mini Storage
Bed & Breakfast	Mixed Use
Car Wash	Multifamily
Church (religious related facilities)	Non-Flagged Hotel/Motel
Convenience Stores	Office
Day Care Center	Restaurants
Flagged Hotel/Motel	Retail
Franchised Restaurants	Special Purpose
Funeral Home	Strip Centers
Gas Stations	Student Housing
Golf Course	Warehouse
Healthcare	Other
Hospitals	
Industrial	

Loan Transaction Summary	
Property Description	
Number of Units	
Type	
Unit Mix	
Square Feet	

Buildings	
Architectural Style	
Roof: Style and Condition	
Amenities	
Parking	
Age	
Interior Condition	
Exterior Condition	
Parking Area Condition	
Roofs Condition	
Landscaping Condition	
Neighborhood	
Site Size	
Conventional Loan or Hard Money Loan?	
Please Explain:	
What were the prior funding issues encountered by borrower (if any)?	
Funding Issues:	
Where has this loan been submitted prior to 1stAC:	
Term or Length of Loan Desired?	
Expected Interest Rate?	
Expected Lender Origination Points?	
Is Borrower requesting interest reserves?	
YES or NO	
How many months:	
Does Borrower own property currently?	
YES or NO	
Date of Initial Purchase:	
Purchase Price:	
Amt of down payment when purchased:	
Existing lien amount of property	
Existing lien holder(s):	
Is Borrower under contract to purchase?	
YES or NO	
Amount of Earnest Money/Deposit	
Has the Earnest Money Gone Hard	
What is the Contract Close Date	
Can Close Date be Extended if Necessary	
Date of Last Sale	
Sales Price of Last Sale	
Has an Appraisal been done?	
YES or NO	
Appraised Value:	
Date of Appraisal:	
Is it a MAI Appraisal:	
Specifically describe the collateral for the loan:	
Legal Description of property:	

Will the Borrower consider cross collateralizing additional assets if required? If so, what is the collateral?
Will the Borrower consider a joint venture, or small equity partnership with lender if necessary?
How is the property currently zoned?
What is the total amount of CASH the Borrower has in the property? Please explain:
What is the total amount of EQUITY the Borrower has in the property? Please explain:

Use of Funds: (Specifically describe how the total funds loaned will be spent)

Borrower Information				
	Borrower 1		Borrower 2	
Borrower Name			Borrower Name	
Company Name			Company Name	
Occupation			Occupation	
Adjusted Gross Income 2004			Adjusted Gross Income 2004	
Adjusted Gross Income 2005			Adjusted Gross Income 2005	
Adjusted Gross Income 2006			Adjusted Gross Income 2006	
Total Assets			Total Assets	
Liquidity			Liquidity	
Real Estate Holdings			Real Estate Holdings	
Net Worth			Net Worth	
Credit Score			Credit Score	
Address			Address	
Phone			Phone	
Email			Email	
	Borrower 3		Borrower 4	
Borrower Name			Borrower Name	
Company Name			Company Name	
Occupation			Occupation	
Adjusted Gross Income 2004			Adjusted Gross Income 2004	
Adjusted Gross Income 2005			Adjusted Gross Income 2005	
Adjusted Gross Income 2006			Adjusted Gross Income 2006	
Total Assets			Total Assets	
Liquidity			Liquidity	
Real Estate Holdings			Real Estate Holdings	
Net Worth			Net Worth	
Credit Score			Credit Score	
Address			Address	
Phone			Phone	
Email			Email	

Please type the answers to the requested information and submit this Prequalification via email at: andrew@westcapitalfunding.com Please also forward the requested documents on the checklist provide.

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Documentation Requested	
Property Documentation Requirements	Borrower's Documentation Requirements
2004 -2006 Income & Expense Statements	Personal Financial Statements
2004-2006 Tax Returns	Borrower's 2004 - 2006 Tax Returns (Business & Personal-All Schedules)
2004-2006 Balance Sheet & P&L Statement	Borrower's Tri Merge Credit Reports
Current Rent Roll with Start Dates, Expiration Dates and Deposits	Borrower's Bio and their Company's Background
8 Interior/Exterior Color Photos (please insert below)	Articles of Incorporation/Organization
Pre-leases	
Projected Rents Pro-Forma	
Comparables (within 1 mile -5 miles of property)	
Purchase Contract	
Appraisal-if completed	
Preliminary Title Report	
Construction Budget-if applicable	
Construction Schedule-if applicable	
Detailed Exit Strategy	

Insert Photos Here

- Photo 1
- Photo 2
- Photo 3
- Photo 4
- Photo 5
- Photo 6
- Photo 7
- Photo 8

Referring Agent Information			
Company Name		Office Phone	
Contact Name		Cell Phone	
Email Address		Address	