

General Information	
1. Are there existing violations against the building? Yes No If yes, explain or attach: Building, Fire Department, or other applicable search.	
2. Are there any mechanics or other liens? In REM or other foreclosures, encumbrances, judicial, administrative, or other proceedings against, or defaults affecting the property? Yes No If yes, explain (attach sheet if necessary)	
3. Are there any current real estate property tax abatements on the property? (i.e. J-51, Sr. Citizen, Veteran's Administration) Yes No If yes, indicate type and amount of abatement and when it expires.	
4. Describe any recent (i.e. past ten years) improvements which have been made to the building, indicating the item, year completed and approximate cost.	

Government Participation	
If government financing has been requested for a portion of this loan, please complete the following: Name of Agency _____ Name of Program _____	
Contact Person _____	Telephone Number _____
Amount Requested _____	Purpose _____
Government Financing Status Approved _____ Decline _____ Pending _____	

References (include 3 business references)			
Name	Address	Phone	Relationship

Bank References	
Institution _____	
Address _____ City _____ State _____ Zip _____	
Account Representative _____ Phone _____	
Account # _____	

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THE FOLLOWING IS REQUIRED OF ANY PERSON HOLDING A 10% or GREATER INTEREST IN THE BORROWING ENTITY

Financial Statement			
ASSETS		LIABILITIES	
CASH	\$ _____	NOTES PAYABLE TO BANKS	\$ _____
REAL ESTATE	\$ _____	NOTES PAYABLE TO OTHERS	\$ _____
MORTGAGES OWNED	\$ _____	MORTGAGES ON REAL ESTATE	\$ _____
	\$ _____	OTHER LIABILITIES	\$ _____
	\$ _____		\$ _____
SECURITIES	\$ _____		\$ _____
	\$ _____		\$ _____
	\$ _____		\$ _____
CASH VALUE OF LIFE INSURANCE	\$ _____	TOTAL LIABILITIES	\$ _____
OTHER ASSETS	\$ _____	NET WORTH	\$ _____
	\$ _____		
	\$ _____		
TOTAL ASSETS	\$ _____		

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Certification

The Undersigned certify the following:

1. I/We have applied for a mortgage loan from The Community Preservation Corporation. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that The Community Preservation Corporation reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employee and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Codes, Section 1014.
4. This application shall remain the property of CPC.
5. Prior to closing the loan, the applicant(s) agree(s) to promptly advise CPC of any change contained in this application.

Authorization to Release Information

To Whom It May Concern:

1. I/We have applied for a mortgage from The Community Preservation Corporation. As part of the application process, The Community Preservation Corporation may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to The Community Preservation Corporation, and to any investor to whom The Community Preservation Corporation may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns.
3. The Community Preservation Corporation or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to The Community Preservation Corporation or the investor that purchased the mortgage is appreciated.

(Applicant's Signature)

Date

(Applicant's Signature)

Date

SCHEDULE B

ANNUAL INCOME AND EXPENSES FOR YEAR:

Building Address:

TO BE COMPLETED BY APPLICANT

INCOME	3 years back		2 years back		1 year back		Trailing 12		Projected Budget	
	(to)	(to)	(to)	(to)	(to)
1. Gross income from apartment rental										
2. Gross income from commercial rental										
3. Total gross income (lines 1 plus 2)										
4. Collection Losses										
Residential										
Commercial										
5. Effective gross income (lines 3 less 4)										
EXPENSES										
1. Real estate taxes										
2. Water and sewer charges										
3. Fire Insurance										
Premium										
Amount of Coverage										
4. Liability Insurance										
Premium										
Amount of Coverage										
5. Licenses										
6. Fuel (Oil type: _____)										
Gallons per year										
7. Gas										
8. Electricity (not metered to tenants)										
9. Trash removal										
10. Pest control										
11. Maintenance and repairs										
12. Cleaning expenses										
13. Supplies										
14. Elevator maintenance & repair contract										
15. Management										
16. Superintendent and staff salaries										
Does superintendent receive free apt.?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Supers: _____ full-time _____ part-time										
Porters: _____ full-time _____ part-time										
Handymen: _____ full-time _____ part-time										
17. Payroll taxes										
18. Legal										
19. Accounting and Auditing										
20. Replacement(doesn't include repair)										
Ranges and refrigerators										
Boilers										
Roof										
Other										
21. Painting										
22. Other Expenses										
TOTAL EXPENSE										

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We make home possibleSM

Borrower Certificate

Instructions

This Certificate and the attached Schedule A must be signed and delivered to the lender by all Borrowers and Borrower Principals. Each individual or entity must complete a separate certificate.

Borrower means the party obligated to repay the indebtedness secured by the Property. The Borrower must, in Freddie Mac's judgment, have sufficient financial, operational and management capacity. Acceptable Borrowers are

1. General partnerships
2. Limited partnerships
3. Tenancies in common
4. Joint ventures
5. Trusts
6. Corporations
7. Limited liability companies
8. Illinois, Indiana, Florida, or Virginia land trusts, provided that the Borrower meets the requirements of Section 22.11

Freddie Mac may, in its discretion, require that a Borrower be a single asset entity. Generally, individuals (natural persons) are not acceptable as Borrowers.

Borrower Principal means any individual or entity that directly or indirectly controls the Borrower, including

1. Any person or entity signing the guaranty, regardless of equity, interest percent or position within the borrowing entity
2. Any GP of a general partnership or limited partnership
3. Any managing member of an LLC
4. Any person or entity (limited partner, member or shareholder) with a collective equity interest in the borrower equal to or exceeding 25 percent
5. Any joint venture partner of a joint venture
6. The settlor (grantor) of a living trust
7. Any beneficiary with a 25 percent or more interest in a testamentary (irrevocable) trust
8. Any beneficiary with a 25 percent or more interest in an Illinois land trust

Each Borrower and Borrower Principal must certify the accuracy of each item on the Certificate, or note any exceptions either on the Certificate or separate attachment.

Any and all loan defaults, workouts, forbearances, foreclosures or bankruptcy filings must be fully disclosed on Schedule A. If necessary, the person completing the Certificate may attach a separate sheet to more fully explain any item.

Please consult the lender if you have any questions concerning this Certificate.

Name

Property that will secure proposed loan
Street address | City | County | State | Zip code

Relationship to loan transaction [check applicable item]

The Borrower
Address | Social Security No./Tax ID No.

Is the borrower a single asset entity? Yes No
Is the borrower a Co-op? Yes No
Title is or will be: Fee Simple Leasehold (attach copy of ground lease)
Borrower(s) will be: Individual(s) Corporation Trust LLC Other _____
 General Partnership Limited Partnership Joint Venture
State of Incorporation/formation: _____

A Borrower Principal [Describe relationship to Borrower and ownership percentage _____
_____ and state name of Borrower _____]
Address | Social Security No./Tax ID No.

Name of lender

1. During the twenty years preceding the date of this Certificate
 - a. Have you or any other entity of which you were/are a Principal (as defined herein) been in default or been given relief by the lender under the terms of any mortgage loan, contract for deed or the equivalent?
 Yes No
(If yes, complete Schedule A, Item 1.)
 - b. Have you or any other entity of which you were/are a Principal (as defined herein) been the subject of bankruptcy or insolvency proceedings?
 Yes No
(If yes, complete Schedule A, Item 2.)
 - c. Have you been suspended, barred or otherwise restricted by any department or agency of the federal government or any state government from doing business with such department or agency?
 Yes No
(If yes, complete Schedule A, Item 3.)
 - d. Have you been involved in any default, foreclosure, bankruptcy proceeding or litigation involving Freddie Mac?
 Yes No
(If yes, complete Schedule A, Item 4.)
 - e. Have you ever been identified, or are you presently identified, on the list of specially designated nationals and blocked persons subject to financial sanctions that is maintained by the U.S. Treasury Department Office of Foreign Assets Control?
 Yes No
 - f. In the last five years, has this property been cited for any violations or investigated by any regulatory agency?
 Yes No

Currently:

- g. Have you any outstanding judgments against you? Yes No
- h. Are you a party in a lawsuit? Yes No
- i. Pending/existing litigation involving property or borrower? Yes No
- j. Other secured financing on property or borrower? Yes No

(If yes, attach explanations)

2. Have you ever been convicted of a felony or are you presently, to your knowledge, the subject of a complaint or indictment charging a felony? (A felony is defined as any offense punishable by imprisonment for a term exceeding one year but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.)

Yes No

(If yes, complete Schedule A, Item 5.)

3. Your estimated net worth \$ _____ as of [date] _____

4. Provide the estimated total amount of your liquid assets (cash or assets that can be readily converted to cash) as of the date of the estimate of net worth provided in item 3, above.
\$ _____

5. List all contingent liabilities not included in estimate of net worth in item 3, above. (Contingent liabilities include without limitation any pending legal actions in which a judgment could be rendered against you and any unsatisfied judgments, regardless of appeal status.)

Amount \$ _____

Description _____

To induce the lender to make the loan requested by Borrower, I hereby certify [check applicable capacity] for myself or on behalf of the undersigned entity that I am a duly authorized representative and that each of the statements made in this Certificate and all information provided on the attached Schedule A is true, complete and correct to the best of my knowledge and belief, and is made in good faith, and I represent that the property will not be used for any illegal or restricted purposes.

Name of Borrower or Borrower Principal

Authorized signature

Date

Typed name of signer

Title of signer

Schedule A

Attach separate sheets containing the information required:

Item 1 (Question 1a): For each loan, list

- Project name
- Project address
- Number of units and total square footage
- Ownership role and interest in the project
- Type and source of financing and any subsidy
- Any defaults, mortgage relief, or foreclosures of any loan secured by the project

Item 2 (Question 1b): For each bankruptcy or insolvency proceeding, provide

- Date of filing
- Location of case
- Type of case (e.g., Chapter 7, 11, 13)
- Disposition of case and date of disposition (attach copy of discharge)
- Evidence that debts not discharged in the proceeding have been paid
- Explanation of circumstances resulting in the filing of the petition

Item 3 (Question 1c): For each governmental proceeding, provide

- Name of agency or government department
- Date of proceeding
- Description of nature of proceeding
- Resolution of proceeding
- Attach a copy of any final decision or findings

Item 4 (Question 1d): For each Freddie Mac default, foreclosure, bankruptcy proceeding or litigation, provide

- Project name
- Project address
- Freddie Mac loan number
- Name of case, including court and case number
- Ownership role and interest in the project
- Full description/explanation
- Current status (If resolved, describe resolution.)

Item 5 (Question 2): For each felony offense, provide a full explanation of the date and circumstances.

Instructions

The attached Real Estate Schedule must be signed and delivered to the lender by all Borrowers and Borrower Principals. Each individual or entity must complete a separate schedule.

Borrower means any individual or entity that will execute the promissory Note evidencing the loan requested.

Borrower Principal means any individual or entity that directly or indirectly controls the Borrower, including

1. Any person or entity signing the guaranty, regardless of equity, interest percent or position within the borrowing entity
2. Any GP of a general partnership or limited partnership
3. Any managing member of an LLC
4. Any person or entity (limited partner, member or shareholder) with a collective equity interest in the borrower equal to or exceeding 25 percent
5. Any joint venture partner of a joint venture
6. The settlor (grantor) of a living trust
7. Any beneficiary with a 25 percent or more interest in a testamentary (irrevocable) trust
8. Any beneficiary with a 25 percent or more interest in an Illinois land trust

Each Borrower and Borrower Principal must list all projects for which it has an ownership interest as a Borrower Principal. In addition, any other current business activities of the Borrower or Borrower Principal that are reasonably expected to produce a negative cash flow over the next 12-month period shall be listed. Use as many schedules as necessary to list all required properties.

Each Borrower and Borrower Principal must certify the accuracy of each item on the schedule, or note any exceptions either on the schedule or a separate attachment.

Please consult the lender if you have any questions concerning this schedule.

The schedule should be completed as follows:

- Item A - Fill in property name, street address, city and state for each property.
- Item B - Fill in brief description of the property and gross or net square footage or number of units.
- Item C - Indicate the correct legal name of the owner of the property including whether it is a partnership, corporation, trust, etc.
- Item D - Indicate the nature and extent of the ownership interest in each identified property.
- Item E - Fill in the most current occupancy figures expressed as a percentage for the property. "Occupancy" means leased and physically in place.
- Item F - Fill in the existing unpaid principal balance of all loans secured by the property.
- Item G - Indicate the name of the lender or lenders who have recorded liens on the property. Indicate whether the lien is a first mortgage, second mortgage, etc.
- Item H - Indicate the acquisition date of the property.
- Item I - Fill in the total annual gross income for the property.
- Item J - Fill in the total annual operating expenses for the property including all real estate taxes, insurance, management fees, etc. Do not include depreciation or debt service (principal and interest).
- Item K - Fill in the annual debt service payments (principal and interest) for all loans secured by the property.
- Item L - List the annual net cash flow or net operating income for the property before debt service payments. Also list the 12-month period of time for which the figures in Items I to L pertain.
- Item M - Indicate the current fair market value of the property and the date of such valuation.

Borrower/Borrower Principal name

Name of proposed Mortgaged Premises

Address of proposed Mortgaged Premises

City, State, Zip Code

Real Estate Owned

A. Property name
Property location

B. Description
Square footage
Number of units

C. Owner(s) of property
(include all legal and
beneficial owners)

D. Ownership role and
interest in property

E. Current occupancy

F. Existing loan balance(s)
and maturity date(s)

G. Lender name(s)

H. Acquisition date of
property

I. Total gross income

\$

\$

\$

J. Total operating expenses

\$

\$

\$

K. Annual debt service

\$

\$

\$

L. Annual net cash flow/NOI
(identify period)

M. Current market value
(provide "as of" date)

\$

as of

\$

as of

\$

as of

To induce the lender to make the loan requested by the Borrower, I hereby certify [check applicable capacity] for myself, or on behalf of the undersigned entity that:

1. All information provided on this Schedule is true, complete and correct to the best of my knowledge and belief, and is made in good faith;
2. This Schedule contains a complete listing of all income producing real estate properties or other businesses in which the undersigned is now involved; and
3. Except as shown on this Schedule, the undersigned is not involved in any other real estate or other business activity which is expected to produce a net negative cash flow over the next 12 months.

Name of Borrower or Borrower Principal

Authorized signature

Date

Typed name of signer

Title of signer

Seller name	Seller number
Property name	Year built
Address	Loan request
City, State, Zip Code	Borrower name
Property acquisition date	Type of entity

Certification

The undersigned, on behalf of the above noted Borrower, certifies the following information with respect to the above noted property:

1. That, to the best of the Borrower's knowledge, there are no structural, mechanical, electrical or other building component or system defects, latent or otherwise, regarding the property other than those listed in the attached Exhibit A.
2. That, to the best of Borrower's knowledge, the property and all structural, mechanical, electrical and other building components, roofs and systems are in good and proper working order, and that there is no material deferred maintenance on the property.
3. That, to the best of Borrower's knowledge, there is no aluminum wiring or fire-retardant-treated ("FRT") plywood on the property, except as noted in Exhibit A.
4. That the property fronts on and has direct access to publicly dedicated and maintained streets and is served by public water and sewer, except as noted in Exhibit A.
5. That there are no outstanding building code or fire code violations regarding the property, except as noted in Exhibit A.
6. That, to the best of Borrower's knowledge, there is no polybutylene piping used in the property, except as noted in Exhibit A.
7. That there are no outstanding zoning code violations regarding the property, that the property is a legal, conforming use under current zoning laws, that the property complies with all subdivision requirements (if applicable) and that permanent occupancy permits have been issued, except as noted in Exhibit A.
8. That the Borrower is the legal and equitable owner of the property and there are no recorded or unrecorded leases, easements, deed restrictions, covenants, conditions and restrictions or other agreements that affect the marketability of title to the property or the Borrower's right to occupy and operate the property, except as noted in Exhibit A.
9. That, to the best of Borrower's knowledge, there is no asbestos-containing material ("ACM"), lead-based paint ("LBP"), underground storage tanks or other hazardous material utilized in or stored upon the property, except as listed in Exhibit A.
10. That, to the best of Borrower's knowledge, there are no hazardous waste facilities or sites designated for clean-up by any federal, state or local agency that affect the operation or value of the property, except as noted in Exhibit A.
11. (i) That the property is not currently subject to any hazardous material remedial plan or operations and maintenance program ("O&M Program") designed to manage in place any hazardous material, except as set forth in Exhibit A, (ii) that any O&M Program set forth in Exhibit A, if applicable, is being implemented in accordance with its terms, and (iii) in the case of a Streamlined Refinance Mortgage or a Supplemental Mortgage, is a program previously reviewed and approved by Lender, except as set forth in Exhibit A.
12. In the case of a Streamlined Refinance Mortgage or a Supplemental Mortgage, that there has been no change to the Moisture Management Plan for the property since the original delivery, if applicable, except as set forth in Exhibit A.

To induce the Seller to make the loan requested by the Borrower, I hereby certify all information in this Certificate and the attached Exhibit A is true, complete and correct, and is made in good faith.

Name of Borrower	
Authorized signature	Date
Typed name of signer	Title of signer

Attach Exhibit A if applicable

In accordance with the *Multifamily Seller/Service Guide*, Borrowers or Borrower Principals are required to certify amounts collected on the Property for the **three preceding full months**.

Name

Property that will secure proposed loan

Relationship to loan transaction [check applicable item]

The Borrower

A Borrower Principal [Describe relationship to Borrower _____ and state name of Borrower _____]

Name of lender

Rental Income

Last full month	Preceding full month	Preceding full month
Month Name _____, Year ____	Month Name _____, Year ____	Month Name _____, Year ____
\$	\$	\$

Other Income

Last full month	Preceding full month	Preceding full month
Month Name _____, Year ____	Month Name _____, Year ____	Month Name _____, Year ____
\$	\$	\$

Certification

To induce the lender to make the loan requested by Borrower, I hereby certify all information provided on this Verification is true, complete and correct to the best of my knowledge and belief, and is made in good faith.

Original signature of Borrower or Borrower Principal	Date
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Typed or printed name of Borrower or Borrower Principal