



# LOAN SUBMISSION FORM – CORE BRIDGE PROGRAM

Please complete and return to your Regional Sales Manager. If you don't have a Regional Sales Manager, please send to info@NuBridge.com and you will be assigned one.

BROKER INFORMATION			
Name	Company	Phone number	Email

SUBJECT PROPERTY INFORMATION				
Address		City		State
				Zip
Building sq. ft	Number of units	Percent occupied	Does the owner occupy any portion of the building?	If yes, how many sq. ft.?
		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	

LOAN PROGRAM			
<b>BRIDGE PROGRAM</b>	<b>Loan Term:</b>	<input type="checkbox"/> 24 Months	<b>Property type</b>
<b>Forms required:</b> <input type="checkbox"/> <b>Current rent roll</b> – current and projected upon plan completion <i>(Yours or use the attached form)</i> <input type="checkbox"/> <b>Property operating statements</b> – current and projected upon plan completion <i>(Yours or use the attached form)</i> <input type="checkbox"/> <b>Purchase contract</b> – <i>(If the loan is for the purchase of property)</i> <input type="checkbox"/> <b>Tax returns</b> – Last two years tax returns <i>(If property is owner occupied)</i> <input type="checkbox"/> <b>Project plan to stabilize property, timelines and cost with draws</b> <input type="checkbox"/> <b>Projected stabilized rent roll and operating statement</b>		<input type="checkbox"/> Multifamily <input type="checkbox"/> Retail <input type="checkbox"/> Mixed-use <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Self Storage <input type="checkbox"/> Mobile Home Park	<b>Does the property have:</b> <input type="checkbox"/> Underground or above-ground storage tanks <input type="checkbox"/> Automotive repair uses <input type="checkbox"/> Ongoing environmental remediation <input type="checkbox"/> Hazardous material handling/licensing <input type="checkbox"/> On-site dry cleaner plant <input type="checkbox"/> A prior Phase 1 report available
		<b>RECURSE</b>	<b>NON-RECURSE</b>

WHAT PERSON OR ENTITY WILL OWN THE PROPERTY?		
If entity will own the property, list entity name		
LIST OWNER(S) OF ENTITY/COMPANY OR PROPERTY		
Name 1	% of ownership	Liquidity
	%	
Personal residence address – Owns residence? <input type="checkbox"/> Yes	Credit score	Net worth
Name 2	% of ownership	Liquidity
	%	
Personal residence address – Owns residence? <input type="checkbox"/> Yes	Credit score	Net worth
Name 3	% of ownership	Liquidity
	%	
Personal residence address – Owns residence? <input type="checkbox"/> Yes	Credit score	Net worth
Name 4	% of ownership	Liquidity
	%	
Personal residence address – Owns residence? <input type="checkbox"/> Yes	Credit score	Net worth
<b>Have any borrowers or guarantors:</b>		
	<b>Yes</b>	<b>No</b>
Had a property foreclosed in last 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
Filed for bankruptcy in last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>
Missed mortgage payments in last 12 months?	<input type="checkbox"/>	<input type="checkbox"/>
Failed to file federal tax returns for last 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
Are any borrowers or guarantors a foreign national?	<input type="checkbox"/>	<input type="checkbox"/>
Are there back real estate taxes owed on subject property?	<input type="checkbox"/>	<input type="checkbox"/>
<b>If “Yes” to any of the questions above, please attach a detailed Letter of Explanation.</b>		

COMMENTS - OTHER PERTINENT INFORMATION ABOUT THE DEAL

LOAN INFORMATION		
Loan amount requested	Desired rate	%
Estimated current “As Is” value	Estimated “Stabilized” value	
Monthly pmt	Annual pmt	
Annual gross income		
Annual operating expense		
Net operating income		
LTV	DSCR	CAP rate
<input type="checkbox"/> <b>PURCHASE</b>		
		1031 exchange? <input type="checkbox"/> Yes
Current sales price		
Target closing date		
<input type="checkbox"/> <b>RATE AND TERM REFINANCE</b> or <input type="checkbox"/> <b>CASH-OUT REFINANCE</b>		
Current loan balance	Current rate	
Loan maturity date		
Current lender		
Acquisition price	Mo/Yr acquired	
Estimated cash-out available		
If cash-out, please state what the funds will be used for:	Amount	



# COMMERCIAL RENT ROLL

For office, industrial, retail, mixed use

ALL COLUMNS AND SECTIONS MUST BE COMPLETED.

Rent Roll as of (required): \_\_\_\_\_

PROPERTY ADDRESS							CITY	STATE	ZIP CODE		
STE #	TENANT'S NAME (PUT VACANT FOR VACANT SPACE)	SQ. FT. (APPROX)	CURRENT MONTH RENT IN PLACE	ORIGINAL OCCUPANCY DATE	CURRENT LEASE START DATE OR MTM	CURRENT LEASE EXPIRATION DATE	LEASE TYPE (NNN, MOD, GROSS, GROSS)	MONTHLY CAM CHARGES	NET RENT INCREASE (MO / YR)	NET RENT INCREASE AMT (\$ / MO)	EXTENSION OPTIONS? (Y / N)
<b>TOTALS</b>											

**NOTES ON TENANTS**

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**SIGNATURE**

I (we) certify under penalty of perjury that the foregoing information herein is true and accurate.

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Date

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Date



# MULTIFAMILY RENT ROLL

For mixed use, please use Commercial Rent Roll

ALL COLUMNS AND SECTIONS MUST BE COMPLETED.

Rent Roll as of (required): \_\_\_\_\_

PROPERTY ADDRESS				CITY				STATE	ZIP CODE	
TOTAL # OF UNITS		# OF VACANT UNITS	# OF FURNISHED UNITS	# OF UNFURNISHED UNITS	# OF SECTION 8 UNITS					
APT #	TENANT'S NAME	BDR/BATH	SQ. FT. (APPROX)	CURRENT RENT PER MO	ORIGINAL OCCUPANCY DATE	CURRENT LEASE EXPIRATION OR MTM	DATE OF LAST RENT INCREASE	FURNISHED UNIT (Y/N)	SECTION 8 (Y/N)	RENT CONCESSIONS (Y/N)
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\* USE ADDITIONAL FORMS IF NECESSARY

<b>MONTHLY RENT SCHEDULE</b>	
<b>MONTHLY LAUNDRY INCOME</b> <small>(Must show on Income/Expenses)</small>	
<b>MONTHLY GARAGE INCOME</b>	
<b>OTHER INCOME</b> (specify below)	
<b>TOTAL FROM OTHER PAGES</b>	
<b>TOTAL GROSS MONTHLY INCOME</b>	

What utilities are included in rent?

Electricity      Cable TV      Gas  
Garbage      Water      Heat

Is the property subject to rent control?

Yes      No

If yes, what is the current allowable increase per year?

\$ \_\_\_\_\_

What has been your average monthly occupancy rate over the preceding 12 months?

\_\_\_\_\_ %

### SIGNATURE

I (we) certify under penalty of perjury that the foregoing information herein is true and accurate.

\_\_\_\_\_  
Borrower      Date      Borrower      Date

## PROPERTY OPERATING STATEMENT

PROPERTY ADDRESS	CITY	STATE	ZIP CODE

ANNUAL INCOME	2ND YEAR PRIOR	PRIOR YEAR	CURRENT YEAR	MOS.
Rental Income Collected				
Total Income Collected				

ANNUAL EXPENSES	2ND YEAR PRIOR	PRIOR YEAR	CURRENT YEAR	MOS.
<i>Do not include one time capital expense items</i>				
Real Estate Taxes				
Insurance				
<b>UTILITIES</b>				
Gas				
Electricity				
Water/Sewer				
Trash				
<b>MAINTENANCE</b>				
Pest Control				
Gardener				
Pool Service				
Elevator				
Cleaning Service				
Building Rep. & Maint.				
Painting & Decorating				
Supplies				
<b>ADMINISTRATION</b>				
Administrative				
Advertising				
Telephone				
<b>MISCELLANEOUS</b>				
Resident Manager				
Security				
Off-Site Management				
Other				
<b>TOTAL EXPENSES</b>				
<b>NET OPERATING INCOME</b>				

COMMENTS OR EXPLANATIONS