



Please complete this form and email with the following attachments to your Account Executive or to info@jovaicapital.com (one will be assigned):

Loan Registration Form

Owner Occupied Properties (Last two years tax returns and YTD P&L for operating business)

Current Rent Roll (Yours or use the attached form)

Last two years and YTD property operating statements (Yours or use the attached form)

Purchase Contract (if applicable) **Note: If these items are not included we will not be able to review your loan request or issue a Letter of Interest**

BROKER INFORMATION

Company

Email

Loan Officer

Phone

BORROWER INFORMATION

Name of Borrower / Guarantor	Ownership %	Residence City	Liquidity	Net Worth	Credit
#1	B G				
#2	B G				
#3	B G				
#4	B G				
Yes Have any Borrowers or Guarantors:	Yes				
Had a property foreclosed in last 3 years?	Are any borrowers or guarantors foreign nationals?				
Filed for bankruptcy in the last 5 years?	Any borrower or guarantor missed mortgage payments in last 12 months?				
Failed to file Federal tax returns in the last 3 years?	Are there back real estate taxes owed on the subject property?				

If "YES" to any question above please explain. Any unique aspects / focus of the deal?

PROPERTY INFORMATION

Address	Property Type:				
City	State	ZIP	Multifamily	Retail	Mixed Use
Building SF	# of Units	Occupancy %	Industrial	Office	Self Storage
Occupancy	Investor	Owner	%	Mobile Homes	Other
Name of Borrower / Guarantor	Underground or above ground storage tanks	Automotive repair uses	Ongoing environmental remediation		
	Hazardous material handling / Licensing	On-site dry cleaner plant	A prior Phase 1 report available		

LOAN INFORMATION

Loan Amount Requested	Annual Gross Income		
Desired Rate	AM	(mos.)	Annual Operating Expense
Current Estimated Value	Annual Net Operating Income		
Monthly Pmt	Annual Pmt	LTV	DCR
*Type in Loan Amount, Desired Rate, Gross Income and Expense to generate payment and DCR			
	Purchase	Rate & Term Refi	Cash Out Refi
Current Sales Price	Current Loan Balance		
Target Closing Date	Loan Maturity Date		Pre-pay? Yes
Second or Seller Financing	Yes	\$	Current Lender
1031 Exchange?	Yes		Current Interest Rate
			Year Purchased
	Original Purchase Price		

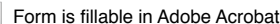
COMMENTS - What is the pertinent story behind this transaction?



 Form is fillable in Adobe Acrobat

Rent Roll as of: (required)

PROPERTY ADDRESS						CITY	STATE		ZIP CODE		
STE #	TENANTS NAME <small>(Put VACANT for vacant space)</small>	SQ. FEET <small>(approx)</small>	CURRENT MONTH RENT IN PLACE	ORIGINAL OCCUPANCY DATE	LEASE START DATE OR MTM	LEASE EXPIRATION DATE	LEASE TYPE <small>(NNN, MOD. GROSS, GROSS)</small>	MONTHLY CAM CHARGES	NEXT RENT INCREASE <small>(MO / YR)</small>	NEXT RENT INCREASE AMT <small>(\$ / MO)</small>	EXTENSION OPTIONS? <small>(Y / N)</small>
<div>TOTALS</div> <div>NOTES ON TENANTS</div>											
						<div>SIGNATURE</div> <div>I (we) certify under penalty of perjury that the foregoing information herein is true and accurate.</div> <div>Borrower #1 Signature _____ Date _____</div> <div>Borrower #2 Signature _____ Date _____</div>					



(required)

PROPERTY ADDRESS						CITY	STATE		ZIP CODE		
TOTAL NUMBER OF UNITS	# OF VACANT UNITS	# OF FURNISHED UNITS	# OF UNFURNISHED UNITS	# OF SECTION 8 UNITS							
APT. #	TENANTS NAME	BDR	BATH	SQ. FEET <small>(approx)</small>	CURRENT MONTH RENT IN PLACE	ORIGINAL OCCUPANCY DATE	CURRENT LEASE EXPIRATION or MTM	DATE LAST RENT INCREASE	FURNISHED UNIT? (Y/N)	SECTION 8 (Y/N)	RENT CONCESSION 8 (Y/N)
MONTHLY RENT SCHEDULE:		PLEASE COMPLETE ALL COLUMNS AND SECTIONS							* Use Additional Sheets If Necessary.		
MONTHLY LAUNDRY INCOME: <small>(Must show on Income/Expenses)</small>		What utilities are included in rent?									
		Electricity	Cable TV	Gas	Garbage	Water	Heat				
MONTHLY GARAGE INCOME:		Is the property subject to rent control?									
OTHER INCOME:		Yes	No								
		If Yes, what is the current allowable increase per year?									
TOTAL FROM OTHER PAGES:		What has been your average monthly occupancy rate over the preceeding 12 months?									
TOTAL GROSS MONTHLY INCOME:											
SIGNATURE											
I (we) certify under penalty of perjury that the foregoing information herein is true and accurate.											
Borrower #1		Signature _____ Date _____									
Borrower #2		Signature _____ 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	
DO NOT INCLUDE ONE TIME CAPITAL EXPENSE ITEMS				
Real Estate Taxes				
Insurance				
UTILITIES				
Gas				
Electricity				
Water/Sewer				
Trash				
MAINTENANCE				
Pest Control				
Gardener				
Pool Service				
Elevator				
Cleaning Service				
Building Rep. & Maint.				
Painting & Decorating				
Supplies				
ADMINISTRATION				
Administrative				
Advertising				
Telephone				
MISCELLANEOUS				
Resident Manager				
Security				
Off-Site Management				
Other				
TOTAL EXPENSES				
NET OPERATING INCOME				
Comments or Explanations:				