



AVENTINE FUNDING

COMMERCIAL REAL ESTATE FINANCING

Items needed to apply for a commercial purchase or refinance loan for an

Investment property

Property Information:

- Operating Expenses for the past two years and current year to date
- Income Statement for the past two years and current year to date
- Current Rent Roll to include terms and expiration dates of all leases
- Photos of the subject property
- Copy of the purchase contract (only if a purchase transaction)
- Current Appraisal

Personal :

(need from principals and spouses with 20% or more equity in the Operating or Holding Company)

- Personal Tax Returns, 2 years – (i.e. 2005, 2006, or 2005, 2004 and 2006 Extension)
Federal only
- Personal Financial Statement

Corporations, LLCs or Partnerships:

- Articles of Incorporation and by-laws
- Personal Tax Returns, 2 years – (i.e. 2006, 2005, or 2005, 2004 and 2006 Extension)
Federal only
- Partnership Agreement
- Operating Agreement