

# John D. Svirsky Inc.

Real Estate and Business Financing

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34 Manitou Woods Garrison, NY 10524  
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## **THE FOLLOWING FINANCIAL INFORMATION WILL BE REQUIRED FOR ALL OUR COMMERCIAL LOANS:**

1. Personal tax returns (1040's), for the last two years. For all principals. The complete return, please.
2. Corporate tax returns (1120's), the last two years. Again, the complete return.
3. The latest corporate financial statements, the latest must be no more than six months old.
4. Personal Financial statements.
5. 35 mm pictures
6. Personal resumes

## **IN ADDITION TO THE FINANCIAL INFORMATION LISTED ABOVE, THE FOLLOWING WILL BE NEEDED IF THE LOAN REQUEST IS A REFINANCE:**

1. A copy of the deed.
2. A copy of the front page of the fire insurance policy.
3. A copy of the leases (if available and applicable).
4. Rent Roll (if applicable).
5. Current profit and loss statement.

## **IF THE LOAN REQUEST IS FOR A PURCHASE, THE FOLLOWING INFORMATION WILL BE REQUIRED:**

1. A copy of **the contract or agreement of sale.**
2. A copy of the leases (if applicable).
3. Rent roll (it applicable).

Applicant's NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

Premises ADDRESS \_\_\_\_\_

PURCHASE PRICE (If Purchase) \$ \_\_\_\_\_

MARKET VALUE (If Refinance) \$ \_\_\_\_\_

AMOUNT REQUESTED (Loan)

FIRST MORTGAGE \$ \_\_\_\_\_ Held By \_\_\_\_\_

SECOND MORTGAGE \$ \_\_\_\_\_ Held By \_\_\_\_\_

SQUARE FOOTAGE \_\_\_\_\_ Property Description \_\_\_\_\_

GROSS RENTAL INCOME \*\*\* \_\_\_\_\_

EXPENSES

Taxes \_\_\_\_\_ Insurance \_\_\_\_\_

Heat \_\_\_\_\_ Utilities \_\_\_\_\_

Water/Sewer \$ \_\_\_\_\_ Repairs \_\_\_\_\_

Management \$ \_\_\_\_\_ Other Exp. \$ \_\_\_\_\_

Total MONTHLY Expenses \_\_\_\_\_

NET OPERATING INCOME

ITEMIZE	APARTMENT		RENTALS						
Apt. # 1	\$		Apt. # 2	\$		Apt. # 3	\$		
Apt. # 4	\$		Apt. # 5	\$		Apt. # 6	\$		
Apt. # 7	\$		Apt. # 8	\$		Apt. # 9	\$		

Type of Business: Partnership      Corp.      Proprietorship

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_