



DIRECT MORTGAGE INC.  
 FSCO Lic.# 12302  
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 Tel: 1-888-598-5216  
 Local: 416-452-5598  
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COMMERCIAL PROPERTY BORROWER PRE-APPLICATION							
<b>Loan Amount Requested:</b> \$ _____	<b>Loan Type:</b> <input type="checkbox"/> Permanent <input type="checkbox"/> Bridge <input type="checkbox"/> Construction <input type="checkbox"/> Transitional <input type="checkbox"/> Mezzanine <input type="checkbox"/> Other:	<input type="checkbox"/> <b>Purchase</b>	Purchase Price:	Are you in contract yet?			
		<input type="checkbox"/> <b>Refinance</b>	Current Outstanding Balance:	Date Purchased:			
			Maturity:	Price Paid:			
		Does current loan have a prepayment penalty?	Current Lender:	Amount Invested in Property:			
<input type="checkbox"/> Yes <input type="checkbox"/> No	How quickly do you need to close?	Proposed use of proceeds:					
		<input type="checkbox"/> 120 Days <input type="checkbox"/> 90 Days <input type="checkbox"/> 60 Days <input type="checkbox"/> 30 Days or less					
<b>Property Type:</b> <input type="checkbox"/> Multi-Family / Apartment <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Industrial <input type="checkbox"/> Specialty <input type="checkbox"/> Other:	Property Address:						
	Percentage of property owner-occupied:			If owner-occupied, what is the nature of the business?			
	Lot Size:	# of Buildings:	Building SF:	# of Units:	# of Stories:	# of Tenants:	Property Age:
	Physical condition of property:		Current % Occupancy		Current Annualized Actual Gross Income:		
	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor		Current: _____ % 2013: _____ % 2012: _____ %		Current Annualized Actual Expenses:		
	In order to provide a more accurate quote, please attach (1) an executive summary, (2) a breakdown of actual income and expenses, (3) a current rent roll, (4) a site plan, (5) photos of the property and (6) please also share any significant or negative information with us as early into the process as possible.						
<b>Borrower:</b> <input type="checkbox"/> Individual(s)  <b>or</b> <input type="checkbox"/> Business Entity  <b>Name:</b> _____	Borrower Contact Name:		Mailing Address:				
	Telephone:		Cell Phone:		Email:		Fax:
	List Individual Borrowers OR Principals of Borrowing Entity:		% Ownership:		Net Worth:		Liquid Assets:
	1.						
	2.						
3.							

Name and Phone Number of person completing this form: \_\_\_\_\_  
 Upon completion, please fax to Direct Mortgage Inc. at (647) 352-1623. Thank you!