



COMMERCIAL LOAN APPLICATION

Thank you for considering Indus American Bank for your commercial loan needs. This application along with other information you supply will provide us with the information needed to review your credit request. Our Officers are available to meet with you at your place of business to discuss your financing needs. When complete, please return this application together with any supporting documentation to **Indus American Bank, 1536 Oak Tree Rd., Edison, NJ 08830.**

Section 1 LOAN REQUEST

Type of Loan:

- Commercial Mortgage Construction Loan Term Loan
- Equipment Loan Line of Credit Standby Letter of Credit

Amount: \$ _____ Term / Amortization Requested _____

Purpose _____

Section 2 PERSON or ENTITY APPLYING for CREDIT

Name(s) of Individual(s) or Business: _____

Address(es): _____
Street City State Zip Code

Street City State Zip Code

Borrower Type:

- Limited Liability (LLC) 'S' Corporation 'C' Corporation Not-for Profit
- Individual Partnership Trust Other _____

Borrower(s) EIN Number (social security number if individual) _____

Section 3 REAL ESTATE COLLATERAL

- Purchase of Real Property Refinance of Real Property Construction Loan

Address: _____
Street

City State Zip Code

Property Description:

- Apartment Residential Office Bldg. Office/Professional Condo Mixed Use Retail
- Industrial Warehouse Self-Storage Shopping Center Land Hotel/Motel Ground Lease

Property Owners: _____

Date of Purchase: _____ Purchase Price: _____ Est. Market Value: _____

Lot Size: _____ Building Size: _____ Number of Units: _____

Lot #: _____ Block #: _____ Flood Zone: Y / N Annual Real Estate Taxes: \$ _____

Current Mortgages Outstanding:

Lien	Amount Original / Balance	Rate	Monthly Payment	Taxes/Ins. Included in Payment? (Yes/No)	Maturity Date	Lender
1 st						
2 nd						
3 rd						

Is there a prepayment penalty? If so, how much? \$ _____ or _____%

Section 4

OTHER COLLATERAL

Accounts Receivable: (Please attach most current Aging Report)

Total \$ _____ Valuation Date _____

Inventory:

Total \$ _____ Valuation Date _____

Equipment:

Description _____

Value \$ _____ New / Used _____ (Attach invoice if new)

Other:

Description _____

Value \$ _____ Valuation Date _____

Section 5

FINANCIAL / INFORMATION CHECKLIST

- Personal Financials: All principals, partners, sole-proprietors and guarantors must complete a current personal financial statement form. This form is attached and can be reproduced as necessary. Complete as indicated, using additional pages for detail. Individuals should be sure to date and sign each form and any additional pages.
- Personal Tax Returns: All principals, partners, sole proprietors and guarantors must submit signed copies of their last two (2) years tax returns, including any supporting schedules.
- Business Financials: 3 years. Each fiscal year-end statement should be prepared by an independent public accountant, (preferably a Certified Public Accountant) and signed and dated by the principal owners or Chief Financial Officer of the business entity. *If no statements prepared submit only business tax returns.*
- Business Tax Returns: 3 years
- Rent Roll / Leases/ Expenses: For an income-producing property, provide copies of current rent roll and all current leases, as well as expense statements. (See attached Schedule A)
- Documentation: Copy of Deed or Contract of Sale
- Business/Bank References: Attach company name, telephone number and contact name for three major trade suppliers, business or bank references.
- Business Ownership: Name, legal address and form of organization of the borrowing entity, including certification as to the names and addresses of the principal(s) and percentage of ownership.
- Name, address and telephone number of applicant's attorney: _____

For Construction Loan Requests:

- Provide description of the specific project and overall development
- Present use of site; status of of existing construction project
- Preliminary building and site plans with construction specifications
- Approved final plans for project
- Projected cost breakdown, including direct building cost, land site preparation, paving, interest, taxes, professional fees (and other "soft costs"), brokerage fees, etc.
- Name and address of general contractor (if applicable)
- Name, address and telephone number of architect

ADDITIONAL DOCUMENTATION: *Under certain circumstances, the following information may be required:*

- Resumes and qualifications of company principals and guarantors
- Interim business statements, if fiscal statements are more than six (6) months old
- Agings of accounts receivable and accounts payable
- Financial projections
- Current Jobs in Progress Report
- Financial projections
- Copy of Broker's Authorization if application is being made by a third party

DO NOT ORDER AN APPRAISAL. IT WILL BE ORDERED BY THE BANK AT THE APPLICANT'S EXPENSE.

DO NOT ORDER AN ENVIRONMENTAL STUDY. IT MAY NOT BE NECESSARY DEPENDING ON THE NATURE OF THE PROJECT.

Section 6 FINANCIAL QUESTIONS

- Yes No Are there any obligations not listed on the financial statements for which you or your business is an endorser, guarantor or co-maker? If yes, what is the total liability?
- Yes No Is your business a party to any claim or lawsuit?
- Yes No Have you or any of the principals or this business ever owned or operated a business which declared bankruptcy?
- Yes No Does your business owe taxes for years prior to the current year?

If you answered yes to any of the above questions, please provides the details as an attachment to this application.

Section 7 CREDIT AUTHORIZATION

The undersigned certifies that I / we have full authorization to sign this application, affirming my / our intent to apply for credit and that all of the information contained herein is true and correct in all respects. The undersigned agrees that this Bank may obtain or share credit information regarding the business, its owners, principals or guarantors, in considering this request or extending credit because of the request. The undersigned grants permission to Indus American Bank to supply any or all of the information and financial data given by us to any potential, present or future institutional loan participant in connection with this application. I/we agree to notify you immediately in writing of any changes affecting the information herein.

NAME(S) OF APPLICANT(S) or GUARANTOR(S) or AUTHORIZED SIGNER(S):

Print Name	Signature	Date	Title
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Print Name	Signature	Date	Title
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Print Name	Signature	Date	Title
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Print Name	Signature	Date	Title
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Schedule A

ANALYSIS OF RENTAL INCOME

	Property A	Property B	Property C
Type of Property			
Address of Property			
ANNUAL INCOME			
Monthly Income			
Annual Income			
ANNUAL EXPENSES			
Advertising			
Auto and Travel			
Cleaning and Maintenance			
Commissions			
Insurance			
Legal and Professional			
Management Fees			
Repairs			
Supplies			
Real Estate Taxes			
Utilities			
Other			
Total Annual Expenses			
NET INCOME Annual Income minus Total Annual Expenses			
MORTGAGE DEBT			
Monthly Payments			
Annual Payments			
CASH FLOW Net Income minus annual mortgage payments			

Right to Request Specific Reason for Denial:

We will give your credit request careful consideration. In the event your request is denied, you may request a written statement detailing the specific reasons for the denial. You may obtain the statement by contacting the Commercial Loan Department within 60 days from the date you were notified of our decision. We will send you a written statement within 30 days of receiving your request. The address and phone number of the Commercial Lending Department is: Indus American Bank, 1536 Oak Tree Rd., Iselin, NJ 08830, Telephone (732)603-8200.

ECOA Notice:

The federal Equal Credit Opportunity Act prohibits creditors from discriminating against applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract), because the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning the bank is: Federal Deposit Insurance Corporation, FDIC Consumer Response Center, 2345 Grand Boulevard, Suite 100, Kansas City, Missouri 64108.

Right to Receive a Copy of Appraisal Report:

If the collateral used to secure this loan request is a 1-4 family residence, you have a right to a copy of the appraisal report used in connection with your application for credit. If you wish a copy, please write to us at the address printed above. We must hear from you no later than 90 days after we notify you about the action taken on your credit application or you withdraw your application. Your written request must contain: Applicant's Name, Property Address, and Applicant's Mailing Address.

Notice of Incompleteness:

The requested information must be received within 30 days of the date of submission of this application. If we do not receive all the items by this date, we will be unable to give further consideration to your loan request. Please contact us if there are any questions.

Important Information About Procedures For Opening a New Account:

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account.

What this means for you: When you open an account, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

This application will be the Bank's property whether or not credit is granted and no information or financial data submitted will be returned to the applicant.

PLEASE RETAIN A COPY OF THIS PAGE. IT CONTAINS IMPORTANT DISCLOSURES.