



I. TYPE OF PROGRAM AND TERMS OF LOAN

Loan Amount \$	Interest Rate % per annum *	Spread	Term Maturity yrs	Amortized yrs	Date Application Received
Loan Fee %	Good Faith Deposit \$	Commitment Fee: \$	Application Fee: (Non-Refundable) \$	Payable on 1st of each month	
Loan Program Applied for:			*Rate to be determined at the time of document drawing		

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Property Type: Apartments Mobile Home Park Retail Office Hotel
 Other _____

Subject Property Address (street, city, state & ZIP) _____ County _____

Legal Description of Subject Property (attach description if necessary)

PER TITLE POLICY AND DEED OF TRUST

Site Sq. Ft.	Rentable Sq. Ft.	# of Bldgs.	# of Stories	# of Units	# of Parking Spaces	Year Built
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Management Company	Manager's Address	Name and Telephone Number of Contact
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Purpose of Loan: Purchase Refinance Check if Construction Loan

Purchase

Purchase Price \$	Present Owner's Name
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Selling Broker's Name	Telephone Number
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Escrow Company	Escrow Officer	Escrow Number	Telephone Number
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Title Company	Title Officer	Title Order Number	Telephone Number
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This Transaction will be Financed by this Loan Plus:	Cash Down Payment \$	Deposit Broker/Escrow \$	Secondary Financing \$	Interest %	Term
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Source of Down Payment:	Bank or Savings Account \$	Other \$	Explain
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Refinance

Present Lender 1)	Address	Loan Number	Present Balance \$	Original Purpose
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2)			\$	
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Date of Purchase	Purpose of Refinance
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Original Purchase Price \$	Describe Improvements: <input type="checkbox"/> made <input type="checkbox"/> to be made Cost: \$
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Construction New Repair Additional Improvement

Contract	Contract Price \$	Contractor
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Owner-Builder	Estimated Cost \$	Supervisor
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New Construction	Lot Cost \$	Paid in Full <input type="checkbox"/> Yes <input type="checkbox"/> No	If no, Amount still Owing \$
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Name and Address of Lender	Interest Rate %	Monthly Payment \$	Maturity Date
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III. BORROWER INFORMATION

Borrower Name (show exactly how title presently held or will be held upon acquisition)

Borrowing Entity Type: Individual General Partnership Limited Partnership Corporation
 Revocable Trust Irrevocable Trust Limited Liability Company

List names and addresses of all principals:

NAME AND ADDRESS	ROLE (G.P., L.P., Pres.)	OWNERSHIP	ACTIVE IN MANAGEMENT

IV. NOTICE TO APPLICANT

You will be required to pay the lender for the appraisal report prepared in connection with your loan application. The cost of your real estate appraisal report will be \$ _____.

You have the right to receive a copy of the real estate appraisal report prepared for the purpose of evaluating your pending request for an extension of credit. In order to do so, you must provide a written request that is received by the lender no later than 30 days after:

- a notice of action taken on your loan application, including a notice of incompleteness, is provided by the lender, or
- the loan application is withdrawn.

You are entitled to receive the appraisal obtained by *Florida Mortgage Corporation or its investor*. The right to receive a copy of the appraisal report is not transferable or assignable.

V. HAZARD INSURANCE REQUIREMENTS

NO LENDER SHALL REQUIRE A BORROWER, AS A CONDITION OF RECEIVING OR MAINTAINING A LOAN SECURED BY REAL PROPERTY, TO PROVIDE HAZARD INSURANCE COVERAGE AGAINST RISKS TO THE IMPROVEMENTS ON THAT REAL PROPERTY IN AN AMOUNT EXCEEDING THE REPLACEMENT VALUE OF THE IMPROVEMENTS ON THE PROPERTY.

At origination and during the term of the loan, Borrower will be required to maintain insurance coverage in the types and amounts set forth in Florida Mortgage Corporation (FMC) or it's investors Hazard Insurance Requirements applicable to the loan program selected by Borrower.

VI. STATEMENT REGARDING SOURCE OF FUNDS

Florida Mortgage Corp. will not knowingly make loans to, service loans for, or accept property as collateral from a borrower who purchases property using funds (for a down payment or other purpose) which are derived in whole or in part from fraudulent or criminal activity and, in particular, from the sale of a controlled substance. By signing this application, applicants certify that they will not be using such funds to pay any part of the purchase price for the security property of the proposed loan, and that no subsequent payments under said loan will be made with such funds.

VII. ACKNOWLEDGMENT AND AGREEMENT

To avoid any misunderstanding concerning this application, Borrower is advised that the policy of FMC is not to enter into any oral agreements or make or rely on any oral representations concerning its loans, including statements or representations that may have been expressed in our negotiations. Further, neither Borrower nor FMC or it's investors are relying on any oral agreement, statement, representation or any understanding of fact or law that is not expressed in writing.

Borrower hereby applies to Florida Mortgage Corporation for a loan in the amount and upon the terms specified, to be secured by a first deed of trust on the real property above described.

The promissory note, deed of trust and all other loan documents shall be in FMC's customary form and shall be supported by: a policy of title insurance issued by a title insurance company acceptable to FMC and with such endorsements as shall be designated by FMC; a fire and extended coverage insurance policy with initial coverage in such amount as may be specified by FMC; a tax service contract; and such other insurance coverage and/or items as FMC or it's investors may require. All documents in connection with the Loan shall be in form and substance acceptable to FMC.

If the purpose of the Loan is to finance the purchase of real property, Borrower agrees that such purchase is based solely on Borrower's own opinion of value of such property, and not upon any appraisal or representations made by FMC, and expressly waives any claim against FMC arising out of any such appraisal or representation. Borrower agrees that neither FMC's receipt of this application, nor the processing of the loan for which you have applied ("Loan") by FMC, shall impose any obligation whatsoever upon Florida Mortgage Corp. or it's investors to make the Loan.

VIII. APPLICATION OF FEES

Borrower will pay FMC or it's investors, on the making of the Loan, a Loan Fee in the amount above specified, together with all third party costs, title charges recording fees and all other out-of-pocket expenses incurred by FMC in connection with the Loan. Borrower will pay FMC on the signing hereof a non-refundable Application Fee and Good Faith Deposit ("Deposit") in the amounts above specified, which Deposit shall be governed by the following provisions:

- (a) In the event the Loan is closed on or before the Closing Date (as hereinafter defined), the amount of said Deposit shall be credited against third party costs and all other out-of-pocket expenses incurred by Florida Mortgage Corporation (FMC) or it's investors in connection with the Loan.
- (b) In the event the Loan is not closed on or before the Closing Date by reason of Borrower's failure to deliver the required loan documents or to comply with any of the other conditions hereof, said Deposit shall be refunded to Borrower, less third party costs, cancellation fees, inspection fees and any other out-of-pocket expenses incurred by Florida Mortgage Corporation (FMC) or it's investors in connection with the loan.
- (c) In the event FMC or it's investors rejects this application, and provided Borrower is not in default in any of its obligations hereunder, then the whole of said Deposit shall be refunded to Borrower, less third party costs, cancellation fees, inspection fees and any other out-of-pocket expenses incurred by Florida Mortgage Corporation (FMC) in connection with the loan.

Notwithstanding the foregoing, in the event that the Borrower selects a loan program in which FMC or it's investors enters into a conditional commitment to make the Loan to Borrower ("Conditional Commitment") and requires the payment of a Due Diligence Fee, the Good Faith Deposit shall be applied to the payment of the Due Diligence Fee. The Good Faith Deposit shall be deemed retainable by FMC upon Borrower's acceptance and execution of a final commitment to make the Loan from FMC ("Final Commitment"); provided, however in the event that the Final Commitment issued by Home is materially different from the Conditional Commitment, and Borrower terminates this loan application, the remainder of the Good Faith Deposit, if any remains after deducting the Due Diligence Fee as set forth in the Conditional Commitment, shall be reimbursed to Borrower. In the event the Due Diligence Fee stated in this loan application exceeds the amount of the Good Faith Deposit, Borrower shall supplement the Good Faith Deposit as set forth in the Conditional Commitment. In the event that the Good Faith Deposit is applied to the Due Diligence Fee, the Good Faith Deposit shall not be credited against the Loan fee payable to Florida Mortgage Corporation (FMC) or it's investors as provided in section (a) above.

As used herein, the term "Closing Date" shall mean the date set forth in the Final Commitment or any other loan commitment agreement entered into by FMC with Borrower. For the purpose of the foregoing provisions FMC shall be entitled, in its sole discretion, at any time before the Closing Date, to extend the Closing Date by notice in writing to Borrower to such later date as may be specified in such notice.

IX. OTHER AUTHORIZATIONS

Applicant hereby acknowledges that in the course of business and consistent with standardized documentation, including but not limited to the UCC forms, the Applicant's social security number and/or other tax identification number may be published. Applicant hereby agrees that Florida Mortgage Corp. is authorized to not only seek and/or verify Applicant's information as it relates to the proposed loan, but also that Florida Mortgage Corp. (FMC) make the requisite publication of the Applicant's social security number and/or tax identification number in accordance with the above mentioned standardized documentation.

The undersigned (sometimes referred to herein collectively as the "Borrower") specifically acknowledge(s) and agree(s) the (a) verification and re-verification of any information contained in the Application may be made at any time by FMC, its agent, successors and assigns either directly or through a credit reporting agency, from any source named in this Application, and the original copy of this Application will be retained by FMC, even if the loan is not approved; and (b) Borrower, for itself and on behalf of each manager of Borrower, each general partner of Borrower, and each of the principals of Borrower identified above (such managers, general partners, and principals are referred to collectively as the "Principals"), as applicable, irrevocably authorizes FMC, without further notice to or approval of Borrower or any other person or entity, to request and obtain at any time and from time to time [whether before or, if FMC closes the loan that is the subject of this Application (the "Loan"), after the closing of the loan] any and all information and to make or have made any other investigative inquiries that FMC determines to be necessary or appropriate in connection with this Application by Borrower or, if FMC closes the Loan, FMC's closing, servicing, administration, modification, extension, renewal, transfer, or enforcement of the Loan or in connection with any of the transactions that are the subject of the Loan documents, including (i) information bearing on the credit worthiness, credit standing, credit capacity, character, general reputation, experience, or expertise of Borrower and the Principals, respectively, as applicable; and (ii) credit reports and other reports from one or more credit reporting agencies or bureaus bearing on the credit worthiness, credit standing, credit capacity, character, general reputation, experience, or expertise of Borrower and the Principals, respectively, as applicable. FMC, its agent, successors and assigns, will rely on the information contained in this Application and the undersigned have a continuing obligation to amend and/or supplement the information provided in this Application if any of the material facts which the undersigned have represented herein should change prior to closing. In the event any of the Borrower's payments on the Loan Indicated in this Application becomes delinquent, FMC, its agents, successors and assigns, may, in addition to all their other rights and remedies, report the names of any or all of the undersigned and the names of any or all of the Principals who may be obligated to FMC in connection with the Loan and account information relating to any or all of such persons or entities to a credit reporting agency, and ownership of the Loan may be transferred to successors or assigns of FMC without notice to any or all of the undersigned and/or the administration of the Loan account may be transferred to an agent, successor or assign of FMC without prior notice to the undersigned. Without limiting any of the terms of this Application, the authorizations and covenants by Borrower and the Principals contained in this paragraph shall survive and continue in effect after the closing of the Loan.

This loan application, which has been fully executed by the Borrower, and all documents, financial statements and any other information submitted in support hereof constitute a full, correct and complete loan application and financial statement of the Borrower and have been prepared prior to and are submitted for the purpose of obtaining a loan from FMC and are certified as true and correct by the Borrower under penalty of perjury. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1014.

Borrower

Dated

Borrower

Dated

Contact Name and Telephone Number: _____

Mailing Address: _____