



Appraisal Questionnaire

Alpha Realty Advisors requires that the information on this page be completed prior to initiating the bid process. Please complete this form to the best of your knowledge and return with the origination package.

Contact Name (appraiser access to property): _____

Phone Number: _____

Property Information

Subject Property address: _____

Address

City

State

Zip

Property Type: _____

Current use: _____

No. of Buildings: _____

No. of Total Units: _____

No. of current tenants: _____

No. of Vacant Units: _____

Approx. Site Size: _____

Approx. Building s/q: _____

Does the property require repairs?

Yes No

- If you answered yes, please explain: _____

- What is the cost to make the repairs? \$ _____

Is the property located on multiple parcels?

Yes No

- If you answered yes, how many parcels? _____

- Are the parcels contiguous?

Yes No

Has the property sold in the past 5 years?

Yes No

- If you answered yes, what was the sales price? \$ _____

- What was the date of the sale? _____

Required Documentation

1. Purchase and sale agreement (signed)
2. Rent Roll (please complete the attached "Exhibit A" if applicable)
3. Commercial Leases (executed)
4. 2 years operating statements

Please note that the appraiser will review all the required documentation. **Items 1, 2, and 3 will be required to engage the appraiser, please include them with this origination package.** The appraiser will be requesting the additional documentation prior to completing the appraisal. For loan requests above \$1MM, Alpha Realty Advisors will need all required documentation prior to engaging the appraisal.

The undersigned hereby declares that the information provided in this form is true to the best of their knowledge.

For Purchase Transactions – Seller Signature is required

Property Owner (please print)

Signature

Date

Borrower (please Print)

Signature

Date



Structural Disclosure Form

Borrower Name:	
Property Address:	
City/State/Zip:	
Year Built:	

	Yes	No	
1.			Seller/Owner has occupied the property within the last 12 months.
2.			I am aware of any flooding or recurring leakage problems.
3.			I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
4.			I am aware of material defects in the basement or foundation (including crack and bulges).
5.			I am aware of leaks or material defects in the roof, ceiling or chimney.
6.			I am aware of material defects in the walls or floors.
7.			I am aware of material defects in the electrical system.
8.			I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, etc.).
9.			I am aware of material defects in the well or well equipment.
10.			I am aware of material defects in the fireplace or wood-burning stove.
11.			I am aware of material defects in the heating, air conditioning, or ventilating systems.
12.			I am aware of material defects in the septic, sanitary sewer, or other disposal system.
13.			I am aware of unsafe conditions in the drinking water.
14.			I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
15.			I am aware of unsafe concentrations of radon on the premises.
16.			I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.
17.			I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18.			I am aware of current infestations of termites or other wood boring insects.
19.			I am aware of structural defect caused by previous infestations or termites or other wood boring insects.
20.			I am aware of underground fuel storage tanks on the property.
21.			I am aware of boundary or lot line disputes.
22.			I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.

Signed:

Borrower

Date

Environmental DISCLOSURE FORM FOR BORROWERS AND LENDERS



Date:		E-mail address:		Bank #		Loan #:	
Lender Name:				Phone:		Fax:	
Address:			City:		State:		Zip:
Borrower Name:			Estimated Closing Date:		Is this first lien position on the collateral property? <input type="checkbox"/> Yes <input type="checkbox"/> No		
New Loan: <input type="checkbox"/> Yes <input type="checkbox"/> No Renewal Loan: <input type="checkbox"/> Yes <input type="checkbox"/> No		Term to maturity:		Loan Amount:		Balloon loan <input type="checkbox"/> or fully amortized <input type="checkbox"/>	Is this a construction loan? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, need "as is" LTV
Property Address:				Loan to Value:		Debt Service Coverage Ratio:	
City:		State:	Zip:		Cross Streets:		
Year of Construction:		Square Footage:		Source of Water Supply: <input type="checkbox"/> Other <input type="checkbox"/> Municipality <input type="checkbox"/> On-site well		Wetlands on-site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1) a. Current Property Use: (Be specific)							
b. Past Property Use: (Be specific)							
c. Proposed Property Use: (Be specific)							
2) Have any of the following operations ever been conducted on the property (check all that apply)? <input type="checkbox"/> dry cleaner <input type="checkbox"/> gas station/fueling facility <input type="checkbox"/> auto repair <input type="checkbox"/> commercial printer <input type="checkbox"/> landfill <input type="checkbox"/> photo developer <input type="checkbox"/> hazardous waste generator <input type="checkbox"/> waste treatment, storage, disposal <input type="checkbox"/> manufacturing							
3) Are there currently any Above Ground Storage Tanks or Underground Storage Tanks located at the site? If yes, please specify: - the age, size, contents of each tank - is tank(s) in compliance with 1998 EPA standards - have the tank(s) been integrity tested, if yes, when and did tank pass - is there secondary containment for AST's				Yes/No/-Explain			
4) Has there ever been any Above Ground Storage Tanks or Underground Storage Tanks removed or abandoned in place at this site? If yes, please provide details, including tank closure documentation and/or No Further Action letter.				Yes/No/Unknown-Explain			
5) Have there been or are there currently, any occupants/tenants that generated, stored, or handled regulated substances on site? (If yes, provide details.)				Yes/No-Explain			
6) Does borrower have any knowledge of a past, threatened or pending law suit or administrative proceeding concerning a release of any regulated substance or any petroleum products involving this property? (If yes, please explain)				Yes/No -Explain			
7) The undersigned has no knowledge of any past or present environmental contamination condition with respect to the real property identified above, except for the following: (Write "none," if none. Attach info. If necessary.)				None or Explain			
8) Have any environmental assessments been done on the property such as a Phase I or Phase II? If yes, please provide.				Yes/No			

The undersigned hereby declares that information provided in this form is true to the best of their knowledge and belief and fully understands and accepts that 1) this insurance coverage is intended for the exclusive reliance by and benefit to the lender only and does not provide any insurance coverage to the borrower, and 2) acceptance of this property for lender insurance or as collateral cannot be construed as an indication that the property is free of environmental concern or contamination. The borrower is fully responsible for completion of any investigations required to protect their interests.

Borrower Signature

Date

Loan Officer Signature

Date

