

Commercial Loan Scenario Checklist

Greenbox requires the following information and documents to provide feedback on lending requests. Additional information may be requested upon reviewing the initial submission.

- Completely filled out Commercial Loan Scenario Form
- Rent Roll
- T-12
- Sponsor Proforma and resulting Day 1 and stabilized Debt Yield
- Sponsor's business plan including address
- Sponsor's Personal Financial Statement
- STR Report (Hotels only)

Commercial Loan Scenario Checklist

Borrower's Name: _____ Phone: _____ Email: _____

Property Address: _____

Company Name: _____

Loan Officer's Name: _____ Phone: _____ Email: _____

Processor's Name: _____ Phone: _____ Email: _____

Please filled out the form completely. Use a separate sheet if needed.

1. A brief summary of the transaction
2. Projected Sources and Uses
3. Hi level information if rents are at, above or below market (if you have CoStar subscription this information is available there)
4. Hi level cap rate and value (As Is and Stabilized) and resulting LTV request





5. Sponsor information

- a. A short bio of the sponsor's real estate experience

- b. The estimated net worth and liquidity of the guarantor(s)

- c. Please submit a Personal Financial Statement if possible. If unable to provide a PFS, a verbal will suffice pre-term sheet.

Industrial:

1. Overview of the tenants financials (if tenant occupies a majority of the space)

2. Lease rollovers

Retail:

1. Sales per square footage for major tenants

2. Lease start dates and expiration dates

Note: Offices are not a favored asset class at this time unless leases are long term with creditworthy tenants.