

MIXED USE COMMERCIAL TRANSMITTAL SUMMARY AND DEBT SERVICE COVERAGE RATIO WORKSHEET

Borrower Name (s) _____
 Property Address _____
 City _____ State _____ Zip _____
 # of Units Residential _____ Owner Occupied (Y/N) _____ # of Units Commercial _____ Owner Operated (Y/N) _____
 Description of Commercial Units _____

For Purchases:

Sale Price \$ _____ Sales Concessions _____ % FMV \$ _____

For Refinances:

FMV \$ _____ Purpose of Refinance _____
 Loan Amt \$ _____ Rate _____ % Term _____ / _____
 LTV _____ % Broker Pts _____

INCOME: (Annual Actual Figures)

Rent from Apartment Units	\$ _____
+ Rent from Retail/Commercial Units	\$ _____
= Gross Income	\$ _____
Vacancy Factor:	
Residential Rent x min. 8%	= \$ _____
Retail/Commercial Rent x min. 8%	= \$ _____
Gross Income - Vacancy Factors	
= Adjusted Gross Income (AGI)	= \$ _____

EXPENSES: (Annual Actual Figures)

Real Estate Taxes	\$ _____
Insurance Premiums	\$ _____
Management Fees (minimum 5% of AGI)	\$ _____
Replacement Reserves (\$150 per unit)	\$ _____
Maintenance Expenses (minimum of 5% of AGI)	\$ _____
Utilities (minimum 5% of AGI)	\$ _____
Misc	\$ _____
Total Expenses	\$ _____

DEBT SERVICE CALCULATION

AGI - Total Expenses=Net Operating Income (NOI)	\$ _____
Principal and Interest Payment x 12=Annual P&I	\$ _____
Net Operating Income/Annual P&I=DSC Ratio	_____ %