



**MIXED USE/COMMERCIAL TRANSMITTAL SUMMARY
AND DEBT SERVICE COVERAGE RATIO WORKSHEET**

Borrower Name (s) _____

Property Address _____

City _____ State _____

of Units-Residential _____ Owner Occupied-Yes/No # of Units Commercial _____ Owner Operated-Yes/No

Description of Commercial Units _____

(Please note: Unacceptable collateral includes warehouse/storage facility, auto body shop/auto garage, gas station, daycare centers, environmentally unsafe property, churches and not for profit buildings.)

For Purchases: Sales 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 5% of AGI) \$ _____

Utilities (minimum 5% of AGI) \$ _____

Misc. \$ 700.00

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 _____ %