

Real Estate Risk Questionnaire



Borrowing Entity: _____

Property Address: _____

Loan Amount: _____ Number of Units: _____

(e) Closing Date: _____ (e) Loan-to-Value: _____

Loan Purpose: Acquisition loan, or Refinance (please check one)

If refinance: Use of funds: _____

Name of, and contact information for, your current lender: _____

Desired Term: Fully Amortizing, or Balloon (please check one)

Is this property: Fee Simple, or Leasehold (please check one)

Collateral: Land, Building(s), Furniture & Fixtures (check all that apply)

Will Lender possess 1st Lien-Holder status against the collateral property? Yes No

Is this a construction loan? Yes No

1. Describe the current use(s) of the property: _____

2. Describe the past use(s) of the property: _____

3. Describe the intended use(s) of the property (If same, state so): _____

4. Describe use of adjoining properties: _____

5. If the property is/was used for warehouse/light Industrial purposes, describe the materials stored and/or industry conducted: _____

6. Are there, or has there been, any of the following facilities occupying the property?

Dry Cleaner No Yes If yes, when? _____

Gas Station No Yes If yes, when? _____

Hazardous Waste Generator No Yes If yes, when? _____

Manufacturing Facility No Yes If yes, when? _____

7. Have you ever received, or do you have knowledge of, any environmental site assessment, notice of violation, or other information from any governmental agency, environmental consultant, or public, private, or non-profit group that addresses environmental issues on the property? No Yes If yes, please describe and attach copies: _____

8. Have any environmental hazards or contaminants, including asbestos, ever been suspected or discovered on the property? No Yes

9. Have any PCB-containing transformers or equipment been located on the property at any time?
 No Yes

10. Have any pesticides been applied to any or all the property? No Yes
If so, please describe on an accompanying sheet what pesticide was applied and how frequently.

11. Does the property contain any visible evidence of contamination, such as stained or discolored vegetation's, barrels, drums, tanks, etc.? No Yes

12. Are there (or have there ever been) any of the following on or beneath the property?
Underground Storage Tank(s) No Yes If yes, how many? _____
Above Ground Storage Tank(s) No Yes If yes, how many? _____

If you checked YES to question 12, continue answering questions 12A through 12J:

- A. Have the tanks been removed? No Yes
- B. Are the tank(s) registered? No Yes
- C. What are (or was) the tank's contents? _____
- D. Have the tank(s) been integrity tested? No Yes
If yes, when? _____ Did the tank(s) pass? No Yes
- E. When was the tank installed? _____
- F. Has there ever been any evidence of leaking? No Yes
If yes, describe corrective action taken: _____
- G. Are the tank(s) covered by a separate insurance policy? No Yes
- H. Are the tank(s) covered by a state fund? No Yes
- I. Are the tank(s) in compliance with 1998 EPA standards? No Yes
- J. For AGST's only: is there secondary containment? No Yes

The undersigned represents that the above statements are true and correct to the best of his/her knowledge and that no material facts have been suppressed or misstated.

Signature Date

Signature Date

Internal Use Only:

Based on the questionnaire responses, is a Phase I Environmental Survey required? Yes No

Comments:

Signature:

Date: