



Real Estate Residual Value Guaranty Information Requirements

- 1 Transaction description and requested coverage amount.
- 2 Complete copy of subject lease / lease abstract. Name of lessee, lessee's credit rating, lease expiration date, lease type (bondable, triple net, etc.), lease rate per square foot.
- 3 Detailed property information including building usage, floorplan, acreage, gross square footage, rentable square footage, size and type of special purpose space, age and type of construction, demographics of location / region, and other detailed information as relevant.
- 4 Current MAI appraisal, if it has been prepared. The appraisal must provide the three traditional approaches to valuation, i.e. the cost approach, comparable sales approach and the income approach. Land valuation should be separately identified.
- 5 Dark value appraisal indicating current and projected values (at the insured future point in time).
- 6 If there is no available MAI appraisal, we require an estimate of value using S&P's Discounted Cash Flow (Direct Capitalization) Model. Input variables such as gross lease rate, operating expenses, management costs, replacement annual reserves, and capitalization rate must be supported by valid comparables, fully documented.
- 7 Estimate of replacement cost, separately identifying building, land, and garage (or other special purpose space separately analyzed), with valid comparables or source of valuation.
- 8 Phase 1 Environmental Report and Environmental Indemnity Agreement.
- 9 Note dated _____, 200__ in the original principal amount of \$_____ from the Borrower to the Lender.
- 10 [Mortgage] [Deed of Trust], Security Agreement and Assignment of Leases and Rents
dated as of _____, 200__ from _____ to the Lender.
- 11 Financing Statements.
- 12 Mortgage Title Insurance Policy.
- 13 Balloon Payment \$ _____
- 14 Balloon Payment Date _____