

Rental Income & Expense Statement

Date: _____

Borrower's Name: _____

Property Address: _____

Property Type (check one that applies)

Commercial
1-4 Family

Mixed Use
Multi-Family

SCHEDULED GROSS INCOME:

_____ Units: _____ rooms	_____ sq. ft.	\$ _____/month	\$ _____/year
_____ Units: _____ rooms	_____ sq. ft.	\$ _____/month	\$ _____/year
_____ Units: _____ rooms	_____ sq. ft.	\$ _____/month	\$ _____/year
_____ Units: _____ rooms	_____ sq. ft.	\$ _____/month	\$ _____/year
Other: _____		\$ _____/month	\$ _____/year
Other: _____		\$ _____/month	\$ _____/year

TOTAL ANNUAL INCOME.....	\$ _____
Less Vacancy (5% of Income *).....	(\$ _____)
Subtotal.....(A)	\$ _____

EXPENSES:

Real Estate Taxes.....	\$ _____
Insurance.....	\$ _____
Water / Sewer.....	\$ _____
Utilities.....	\$ _____
Condo Fees.....	\$ _____
Management Fees.....	\$ _____
Refuse Removal.....	\$ _____
Repairs & Maintenance.....	\$ _____
Site Care (Landscaping / Snow Removal).....	\$ _____
Reserves.....	\$ _____
Other: _____.....	\$ _____
Other: _____.....	\$ _____
Total Operating Expenses.....(B)	\$ _____

NET OPERATING INCOME:.....(Subtract "B" from "A")..... \$ _____

*Vacancy allowance subject to verification by appraisal.

"FOR BANK USE ONLY"

ANNUAL DEBT SERVICE.....	\$ _____
DEBT SERVICE COVERAGE RATIO.....	_____