



FORWARD COMMITMENT APPLICATION CHECKLIST

The following documents are to be submitted to CDT for analysis and consideration of a loan:

1. Application Fee of \$2,500.
2. Lender's credit memorandum.
3. Cash flow projections, submitted in CDT cash flow model.
4. Sources and uses schedule, if not already contained in the Lenders' credit memo.
5. Appraisal report, with reliance letter if not addressed to both CDT and Lender.
6. Market study, if the project is a tax credit transaction.
7. Environmental reports (Phase I and, if recommended, Phase II).
8. Physical Needs Assessment for existing properties.
9. Current budget and year-to-date operating statements. For existing properties, provide operating statements for the previous three years and most recent year-to-date quarterly statements.
10. Evidence of tax abatement, if applicable.
11. Evidence of cost of property insurance premium.
12. Copy of Flood Hazard Certification to confirm if the property is located in a flood zone.
13. Subordinate debt terms, including repayment terms, default provisions, material conditions and lien position.
14. Ground lease, if applicable.
15. Monthly utility allowances for all unit types
16. Tax credit allocation letter for LIHTC projects.

17. Partnership Agreement or, if unavailable, limited partner investor's offering letter.
18. Lender's counsel's name and contact (must be experienced with Fannie Mae documentation).
19. Most recent financial statements for sponsor and/or borrower.
20. Mortgage loan payment record, if existing loan.
21. Property management contract.

CDT may request additional information from the Lender to underwrite the Loan. CDT may waive the requirement that any of the above documents be received as part of Lender's application for CDT forward commitment.

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The following must be completed by the Lender and submitted to CDT at the time of Lender's Application for Commitment.

TO BE COMPLETED BY LENDER

The following items were not part of the underwriting due diligence: (Please list items that were not included in the application package and the reason for their exclusion.)

| | |
|-----------|---------------|
| Name | Date |
| Signature | Lender's name |
| Title | Phone |

Please submit this signed form with your complete forward commitment package.