

This form must be completed for last two years and year to date. If for some reason you can not provide historical information a letter of explanation must be attached along with this operating statement. For refinance this should match your Schedule e's from your tax returns.

INCOME AND EXPENSE STATEMENT

PROPERTY ADDRESS:

ANNUAL INCOME	YEAR TO DATE	LAST YEAR	YEAR BEFORE LAST
TOTAL SCHEDULED RENTS (100% OCCUPIED)			
ACTUAL RENTS COLLECTED			
TENANT REIMBURSED EXPENSES COLLECTED			
OTHER COLLECTED (Laundry, Garage, Misc.)			
TOTAL INCOME COLLECTED	\$0	\$0	\$0
FIXED ANNUAL EXPENSES			
REAL ESTATE TAXES			
OTHER TAXES AND ASSESSMENTS			
INSURANCE			
LICENSES			
OTHER			
OPERATIONAL EXPENSES			
FUEL / GAS			
ELECTRICITY			
WATER & SEWER			
TRASH REMOVAL			
CABLE TV			
PEST CONTROL			
BUILDING MAINTENANCE & REPAIRS			
INTERIOR & EXTERIOR DECORATING			
CLEANING EXPENSES			
SUPPLIES			
POOL SERVICE			
ELEVATOR MAINTENANCE			
PARKING AREA MAINTENANCE			
GARDENING			
NON-RESIDENT MANAGEMENT			
ON-SITE MANAGEMENT			
ADVERTISING/TELEPHONE/BANK CHARGES			
LEGAL & AUDIT			
OTHER			
REPLACEMENT RESERVES (Non-Recurring Expenses)			
CARPET / DRAPES / BLINDS			
APPLIANCES / FURNITURE			
HEATING & AIR CONDITIONING			
ROOF			
OTHER			
TOTAL EXPENSES & REPLACEMENT RESERVES	\$0	\$0	\$0
NET OPERATING INCOME	\$0	\$0	\$0
<u>APARTMENTS ONLY</u> - IF MASTER METERED, PLEASE INDICATE: <div></div>			
I/we fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1014.			
BY: BORROWER/SELLER		DATE	
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