

**Church Growth Investment Fund, Inc.
Jacksonville, Florida**

PROPERTY EVALUATION

APPLICANT _____

PROPERTY ADDRESS _____

OF BUILDINGS _____

BUILDING DESCRIPTION/USE OF EACH BUILDING (Sanctuary, School, Residence, etc.)

	<u>Seating Capacity</u>	<u>Size</u>	<u>Age</u>
Land Purchase		_____ Acres/Sq Ft	
Existing Land		_____ Acres/Sq Ft	
Proposed New Construction	_____	_____ Sq Ft	
Education Bldg	_____	_____ Sq Ft	_____
Existing Auditorium	_____	_____ Sq Ft	_____
Existing Activities Bldg	_____	_____ Sq Ft	_____
Other: _____	_____	_____ Sq Ft	_____

Number of parking spaces planned or existing: _____ Surface Type: Asphalt Gravel Concrete Other: _____

Address of property to be used as security: _____

This statement is a disclosure of owner's knowledge of the condition of the property as of _____, 20___. This is not a substitute for any inspections or warranties the lender may wish to obtain.

Please answer all questions. If your answer to any question is "Yes", please explain below, or if more space is needed attach a separate sheet.

1. PHYSICAL CONDITION	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
Are there any defects or needed repairs in the following?			
a. Roof	_____	_____	_____
b. Mechanical Equipment Including Air Conditioning and Heating Equipment	_____	_____	_____
c. Foundation	_____	_____	_____
d. Floors	_____	_____	_____
e. Exterior Walls	_____	_____	_____
f. Structural Components	_____	_____	_____
g. Electrical Systems and Equipment	_____	_____	_____
h. Plumbing Systems and Equipment	_____	_____	_____
i. Windows, Doors, Plate Glass	_____	_____	_____
j. Parking Areas and Driveways	_____	_____	_____
k. Lawn and Landscaping	_____	_____	_____
2. SOIL CONDITION			
Are the improvements located on filled or expansive soil, or are there foundation, structural or soil problems on the property, including driveways and the parking areas?	_____	_____	_____
3. ASBESTOS			
a. Do the existing improvements contain asbestos?	_____	_____	_____
b. Is asbestos in good condition?	_____	_____	_____

4. HAZARDOUS MATERIALS

Have there been hazardous materials or toxic waste or substances deposited:

- a. On or under the subject property? _____
- b. Adjacent to the property? _____

5. UNDERGROUND STORAGE TANKS

- a. Are there any underground storage tanks on the property? _____
- b. Have these tanks been tested for leakage? _____
- c. Have any of these tanks leaked in the past? _____

6. EASEMENTS

Are there any easements or agreements (including public or private utilities and sewers) over or under the property? _____

7. FLOOD ZONE

Is the property situated in a flood prone area? _____

8. BUILDING CODES

- a. Do you know of any violations of building codes or city ordinances concerning this property? _____
- b. Do you know of any health or safety violations? _____
- c. Do you know of any violations of Deed Restrictions affecting the property? _____

9. CONDEMNATION OR STREET WIDENING

Is the property located in an area where public authorities are contemplating proceedings for freeway, thoroughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? _____

10. OTHER INFORMATION

Is there any information that should be disclosed that has not been covered by questions above? _____

11. UTILITIES

Water, sanitary sewer, gas, electricity, drainage, telephone are available to the property except: _____

COMMENTS: _____

I hereby represent that I have carefully completed and reviewed all of the information on this Disclosure Notice, and to the best of my knowledge, all of such information is true and correct. I have included in this Disclosure Notice any material fact concerning the physical condition or value of which I have knowledge to date.

Church
By _____
Signature

Title

Date

IMPORTANT – Insurance Information

As you make application for financing, now is the time to begin obtaining the required insurance for your prospective loan. The insurance requirements are as follows.

- General liability insurance and property insurance, including wind coverage, showing CGIF as first mortgagee in all amounts of coverage acceptable to CGIF (hazard coverage $\geq 90\%$ of replacement costs & wind/hail coverage with a deductible $\leq 10\%$).
- Liability coverage must be at least \$1,000,000, preferably written by a company rated at least A: Class IX in Best's Key Rating Guide.
- During any construction, builders risk insurance in an amount acceptable to CGIF must also be maintained. If in a flood zone, flood insurance will be required.
- The Church Growth Investment Fund, Inc. is to be named as the mortgagee on all policies as such:

**Church Growth Investment Fund, Inc., a Florida not-for-profit corporation, its successors and/or assigns as their interest may appear.
PO Box 23069
Jacksonville, FL 32241-3069**

Please provide the above insurance policies declaration pages and certificates of insurance evidencing the required coverage as soon as possible. The coverages will be reviewed, and approval is needed prior to closing a potential loan.