

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

**PROPERTY EVALUATION**

**APPLICANT** \_\_\_\_\_

**PROPERTY ADDRESS** \_\_\_\_\_

**# OF BUILDINGS** \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
<b>1. PHYSICAL CONDITION</b>			
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	_____	_____	_____
<b>2. SOIL CONDITION</b>			
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?	_____	_____	_____
<b>3. ASBESTOS</b>			
a. Do the existing improvements contain asbestos?	_____	_____	_____
b. Is asbestos in good condition?	_____	_____	_____
<b>4. HAZARDOUS MATERIALS</b>			
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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **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.