

**Instructions:**

1. Complete the property information in Section 1 below.
2. Provide operating history for the prior year ended 12/31 and current year-to-date. This requirement can be satisfied by any of the following options:
  - a. Complete Section 3 below, or
  - b. Attach your own itemized operating history for the previous year and current year-to-date, or
  - c. Attach the Schedule E or Form 8825 from the Federal Income Tax Return
3. Sign, date, and print your name and title in Section 2 below.

**Section 1: Property Information**

Property Address: \_\_\_\_\_ # Units Vacant: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Total # Units: \_\_\_\_\_  
 Loan #: \_\_\_\_\_

**Section 2: Certification**

I hereby certify to OneWest Bank, FSB, and its successors and assignees, that I personally prepared and/or reviewed the information herein and the attached, and that it is true and correct.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 3: Operating History**

(NOT REQUIRED IF ATTACHING OPERATING HISTORY AND/OR SCHEDULE E)

	<u><b>2012</b></u>	<u><b>2013 YTD</b></u> From Jan 1 to _____, 2013
<b><u>Revenue</u></b>		
Gross Rental Income	\$ -	\$ -
Laundry Income	\$ -	\$ -
Parking/Other Income	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Operating Expenses</u></b>		
Real Estate Taxes	\$ -	\$ -
Insurance	\$ -	\$ -
Licensing	\$ -	\$ -
Utilities (Gas/Elec/Water/Sewer)	\$ -	\$ -
Trash Removal	\$ -	\$ -
Pest Control	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -
Interior Decorating & Cleaning	\$ -	\$ -
Landscaping	\$ -	\$ -
General Admin / Supplies	\$ -	\$ -
Contracts (Elev/Pool)	\$ -	\$ -
Off-Site Management	\$ -	\$ -
On-Site Management	\$ -	\$ -
Advertising / Marketing	\$ -	\$ -
Legal & Accounting	\$ -	\$ -
Professional Fees	\$ -	\$ -
Other (specify): _____	\$ -	\$ -
Other (specify): _____	\$ -	\$ -
<b>Total Operating Expenses</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Operating Income</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Capital Expenditures</u></b>		
Replacements (specify): _____	\$ -	\$ -
Non Recurring (specify): _____	\$ -	\$ -
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>