



Lender Environmental Insurance

Portfolio Application - Lesser of Cleanup Costs or Outstanding Loan Balance

Please answer all questions & attach the following:

- Copy of Commercial Real Estate Lending Environmental Policies & Procedures
- Copy of specimen mortgage agreement/Promissory Note

Throughout this application the words "you" and "your" refer to the applicant for coverage (prospective Named Insured). The words "we" "us" and "our" refer to the Company offering the coverage.

GENERAL INFORMATION

First Named Insured: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Website: _____

Contact Name: _____ Title: _____

Contact Telephone: _____ email: _____

POLICY OPTIONS

Self-Insured Retention each Claim

- \$10,000
- \$25,000
- Other \$ _____

Limit each claim

- \$1,000,000
- \$2,000,000
- \$3,000,000
- \$5,000,000
- \$10,000,000
- Other \$ _____

Limit Total all Claims

- \$5,000,000
- \$10,000,000
- \$15,000,000
- \$20,000,000
- \$25,000,000
- Other \$ _____

Requested Policy Term: 10 yrs 11 yrs 12 yrs 13 yrs other ____ yrs

LOAN INFORMATION

Do you now or plan in the future to originate loans where the borrower or collateral property is located outside of the United States? No Yes. PLEASE NOTE THIS PROGRAM WILL NOT AFFORD COVERAGE FOR LOANS/COLLATERAL PROPERTY LOCATED OUTSIDE OF THE UNITED STATES



As regards your commercial real estate only, please complete the table below with your institutions fiscal year-end Three (3) year historical default and foreclosure rates

Year	20____	20____	20____	3-year Average
Default Rate	%	%	%	%
Foreclosure Rate	%	%	%	%

Please note environmental information currently required of your borrowers:

- Environmental Questionnaire
- Environmental Data Resources (EDR Reports)
- Phase I Environmental Site Assessments
- Other (describe): _____

For your commercial real estate loans please provide:

Average loan size \$ _____ Average loan term _____ Years
 Average Loan-to-Value (LTV) _____ % Maximum LTV _____ %
 Average Debt Service Coverage Ratio (DSCR) _____ Minimum allowed DSCR _____

If Minimum DSCR is < 1.15 then are you a Commercial Bridge Lender? Yes No, if yes then:

- Do You Require an Interest or Debt Service Reserve? Yes No, if yes then
- Is the Reserve amount based on the projected time to property stabilization? Yes No
- Is the Reserve required to be replenished if the funds fall below a 3-month supply? Yes No

Percent of Loan Payment Types that are: Amortized _____ % Balloon Mortgages _____ %

Total Net Loans \$ _____ Total Commercial Real Estate Loans \$ _____

What percent of your projected number of Commercial Real Estate Loans for the next 12 months do you intend to place in the Lenders Environmental Insurance portfolio? _____ %

Projected number of loans to be covered under the lender environmental portfolio policy in the next 12 months _____

Projected make-up of loans to be insured

Property Type	# of Loans < \$500K	# of Loans \$501K to \$2M	# of Loans \$2M to \$5M	# of Loans \$5M to \$10M	# of Loans \$10M to \$15M
Retail					
Office / Hotel					
Habitational					
Warehouse / Light Industrial					
Automotive *					
Other **					
Construction					
Agriculture ***					



- * Automotive does not include retail gas stations, convenience stores w/ gas stations, and bulk fuel storage
- ** Other includes parking garages, vacant land, day care facilities, schools & houses of worship
- *** Acceptable Agriculture are crop operations only 100 acres or less in size

Do you acquire commercial real estate loans from other lenders? No Yes, if "Yes" then describe due diligence process, including environmental due diligence _____

Do you plan any changes to your current lending practices/procedures? No Yes, if "Yes" then describe planned changes _____

Have you restructured any commercial real estate loans or refrained from foreclosing on any property due to the presence of an environmental condition in the past five (5) years? No Yes, if "Yes" then describe _____

Do you anticipate any of the projected loans will be secured by more than one commercial property?
 No Yes, if "Yes" then you must submit, for coverage, all properties securing an individual loan.

Do you agree to this condition? Yes No

Do you agree to submit all commercial real estate loans related to a cross collateralization? Yes No

Do you agree to follow your Commercial Real Estate Lending Guidelines, including your Environmental Policies & Procedures provided in conjunction with this application for Lender Environmental Portfolio coverage? Yes No

The Lender Environmental program requires prospective borrowers to complete the program Environmental Questionnaire. Do you agree to require all borrowers/prospective borrowers to fully complete the Lender Environmental Program Environmental Questionnaire? Yes No

Do you agree to use your standard Commercial Real Estate Loan Documents, specifically including all sections pertaining to definitions and Conditions of Default and Environmental Matters including applicable environmental indemnity, provided in conjunction with this application for Lender Environmental Portfolio coverage? Yes No

Have you had any environmental losses or incidents over the past 5 years? No Yes, if "Yes" then describe _____



At the time of signing this application, are you aware of any facts or circumstances that might reasonably be expected to result in a claim or claims being asserted against any entity for which coverage is being sought for environmental cleanup costs, bodily injury or property damage resulting from the release of pollutants into the environment? No Yes, if "Yes" then describe _____

FRAUD WARNING

Any person who knowingly and with intent to defraud any insurance company or other person, submits an application for insurance or statement of claim containing any false, incomplete, or misleading information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and may be subject to criminal and civil penalties along with loss of insurance benefits.

WARRANTY STATEMENT

The undersigned authorized officer ("Applicant") declares, warrants and represents that a diligent inquiry has been made for all information requested by us in the application and that the information and statements contained in this application, including attachments, and all other submissions made in the process of seeking the requested insurance, are true and correct, and that no material facts have been misstated or suppressed. The Applicant also declares, warrants and represents that if any information supplied on this application, including attachments, or in other submissions made in the process of seeking this insurance, changes between the date of this application and the effective date of such insurance, the Applicant will immediately notify us of such changes and we, at our discretion, may modify or withdraw any outstanding quotations and/or authorizations or agreements to bind the insurance. Completion and signing of this application does not bind coverage.

Signature

Print Name

Title

Date