

MECHANICS' LIEN RISK ASSESSMENT

This form is to be completed by ATG or ATG Member's office only. Do not send to client.

Commitment No.: _____ Escrow No.: _____
ATG Member: _____ Member No.: _____
Project Name: _____
Address: _____

Prepared by: _____
Underwriting Review by: _____
Submitted by: _____

SUMMARY OF TRANSACTION AND EXTENT OF RISK:

STRUCTURE AND FORM OF COVERAGE TO BE CONSIDERED

Delete Exception: [] Yes [] No
Incremental: [] Construction Loan Disbursement - Direct Payment Endorsement (ALTA 32.1-06) (ATG Form 2128-06)
Other endorsement form or pending disbursement style language? [] Yes [] No (If yes, please attach.)
Additional comments regarding structure of coverage and method of ongoing review:

DOCUMENTATION

The following documents were reviewed and are attached hereto:

Owner:

- [] Financial Statements [] Indemnity Agreement [] Appraisal [] Pictures and Maps of Project
[] Loan Documents (Loan Agreement, Note, and Trust Deed) with Disbursement Budget
[] Construction Contract (executed copy) with Cost Breakdown [] Purchase and Sale Agreement (if any)
[] Other: _____

Contractor:

- [] Financial Statements [] Indemnity Agreement [] Subordination Agreement

CLIENT CONSIDERATIONS

Description of particular client considerations, if any, that were made:

PREMIUM CONSIDERATIONS

Description of additional premium being charged, if any, and how it was determined:

MISCELLANEOUS CONSIDERATIONS

Is there an existing or threatened claim? Yes No

If yes, please describe: _____

Describe recording gap risk, if any: _____

Other: _____

RECOMMENDATION/ANALYSIS AND CONCLUSIONS:

PROPERTY AND CONSTRUCTION INFORMATION

Appraised Value on Completion: \$ _____

Source of Information: _____

Total Cost of Construction: \$ _____

Source of Information: Construction Contract Lender Other: _____

Construction: New Rehabilitation Tenant Improvements Other: _____

Type of Project: Commercial – Office Commercial – Retail Apartments Industrial Residential – Single Residence
 Residential – Tract Multi-Family (1-4 units) Other: _____

Improvements: On-Site Only Off-Site Only On-Site and Off-Site

Stage of Completion: _____

Type of Contract: Fixed Price Time and Materials Other: _____

Will construction commence prior to recordation? Yes No

If construction has started, does commencement affect priority in your state? Yes No

Other State Law Considerations: _____

LOAN INFORMATION, SOURCE OF FUNDS, MISCELLANEOUS INFORMATION

Amount of Loan: \$ _____

Land Draw: Yes No If yes, Amount: \$ _____

Loan Type: Construction (Indicate type): New Refinance Modification Additional Advance

Permanent (Indicate type): New Refinance Modification

Other: _____

Hard Costs \$: _____ Soft Costs \$: _____ Owner's Equity \$: _____
Form of Owner's Equity: Cash already paid into project or on hand: \$ _____ Land: \$ _____
Other (sale of property, investors, etc.): _____

Amounts in the construction contract *not* covered in loan disbursement budget:
Hard Costs \$: _____ Soft Costs \$: _____ Total \$ _____

Description of Disbursement Controls: _____

Do you have executed copy of loan documents? Yes No
Are there any guarantors? Yes No
Name(s) of Guarantor(s): _____
Is there a take-out loan commitment? Yes No
Do you have a copy of the executed loan commitment? Yes No
Name of Take-Out Lender: _____
Is there a sale contract for the completed project? Yes No
Do you have an executed copy? Yes No
Are there leases for the completed project? Yes No If yes, percentage pre-leased: _____ %
Names of major tenants: _____
Is there evidence that all liens have been paid? Yes No
Describe: _____
Are there any mechanic's liens currently of record? Yes No
Total No. of Liens: _____ Total Amount of Liens: \$ _____
Reason liens have not been paid: _____

OWNER INFORMATION:

Owner(s): _____
Type of Entity: Individual Corporation General Partnership Limited Partnership LLC Trust REIT
Have you reviewed and approved copies of formation documents? Yes No
Contact Name: _____
Address: _____ City, State, Zip: _____
Phone: _____ Cell Phone: _____
Fax: _____ E-mail: _____
Years of Owner's Construction Experience for This Type of Project: _____
Owner's Prior Projects: _____
All successfully completed? Yes No
Owner's Current Projects: _____
Owner's Reputation with Us: _____
Owner's General Reputation: _____
Owner's Financial Condition: _____
Source of Information: Audited Financials Unaudited Financials Other: _____
Will owner(s) execute an indemnity? Yes No
Who will execute? _____

CONTRACTOR INFORMATION:

Contractor: _____

Type of Entity: Individual Corporation General Partnership Limited Partnership LLC Trust REIT

Have you reviewed and approved copies of formation documents? Yes No

Contact Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Cell Phone: _____

Fax: _____ E-mail: _____

Bondable? Yes No Bonds for This Project; Type/Amount: _____

Years of Contractor's Construction Experience for This Type of Project: _____

Contractor's Prior Projects: _____

All successfully completed? Yes No

Contractor's Current Projects: _____

Contractor's Reputation with Us: _____

Contractor's General Reputation: _____

Contractor's Financial Condition: _____

Source of Information: Audited Financials Unaudited Financials Other: _____

Will contractor execute an indemnity? Yes No

Will contractor execute a subordination? Yes No

LENDER INFORMATION:

Lender: _____

Type of Entity: Bank Insurance Company LLC Corporation Limited Partnership General Partnership
 Trust REIT Individual(s) Other: _____

If lender is an entity, which state governs its formation? _____

Contact Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Cell Phone: _____

Fax: _____ E-mail: _____

Lender's Years of Lending Experience for This Type of Project: _____

No. of Loans Lender has Previously Made to Owner: _____

Lender's Reputation with Us: _____

Lender's General Reputation: _____

Lender's Financial Condition: _____

Source of Information: Audited Financials Unaudited Financials Other: _____

LOT/HOME SALE INFORMATION

Sale Price: \$ _____ Market Time: _____

No. of Units in Project: _____ No. of Units Sold: _____

Suitability for the Community: _____

Homeowner's Fees/Special Assessments: \$ _____

ATTACHMENTS

Attach additional pages and information as required above.

SIGNATURES

I recommend that we insure this transaction: Yes No No opinion

_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date

Concurring recommendations, if any:

_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date

Dissenting recommendations, if any:

_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date