

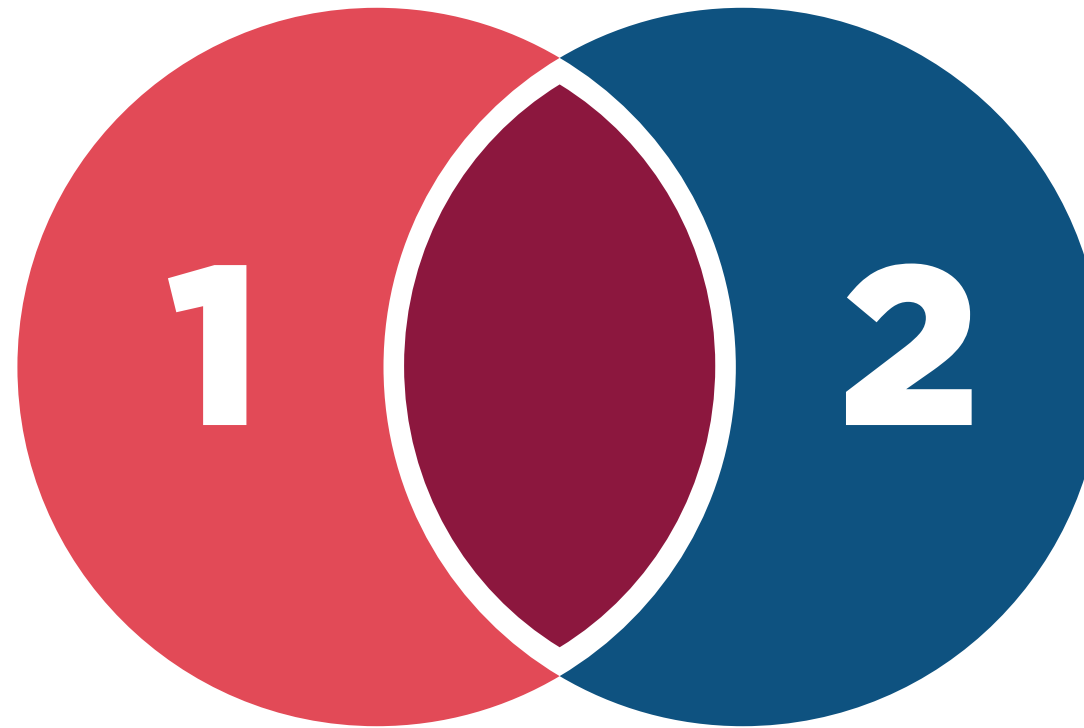
# COMMERCIAL REAL ESTATE CAPITAL STRUCTURE

## TYPES OF COMMERCIAL FINANCING DEFAULTS

There are typically two types of defaults:

### ● **MONETARY DEFAULTS**

This is a default for non-payment of principal or interest. These are more serious defaults that will trigger foreclosure



### ● **NON-MONETARY DEFAULTS**

They are also known as technical defaults for things such as, not seeing appropriate lender approvals on key decisions or not providing information in a timely matter.

### ● **CURE PERIODS**

All defaults typically have time for the borrower to fix or cure the problem.

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