



Fix N' Flip Construction Loan Check List:

Borrower(s) Check List:

1. Last 1 year filed Federal Return (1040)
2. Last 1 years W2, k1s, 1099s
3. Photo ID for each borrower
4. Last 3 months complete statements (all pages) for all bank, investment, IRA and 401k accounts.
5. Loan Application
6. List of properties previously flipped
7. CHECK OF \$45 PAYABLE TO JDM FUNDING CORPORATION FOR CREDIT REPORT.

Additional Documents:

1. Purchase Contract
2. Escrow information
3. Copy of Property Insurance
4. Contractor Information
5. Scope of work
6. Cost of Construction or rehab breakdown

Entity (if applicable):

1. Filed Articles
2. By Laws
3. Statement of Information (LLC 1 and LLC 12)

Property Questionnaire:

1. Purchase Price?
2. Is it a Short Sale or Probate?
3. Close date?
4. How do we access the property?
5. Is it occupied or vacant?
6. How much for repairs?
7. What is your ARV (*after repair value*)?
8. What vesting or entity are you purchasing under?
9. Who is the signor?
10. Is the seller aware you are closing as a hard money loan?
11. How long are you looking for a loan? (6 months, 12 months?)