



## **Multifamily/ Commercial Hard Money Loan Check List:**

### **Property information**

- Complete description of the property (unit mix)
- Color Pictures of the property (marketing package usually has this)
- Current Lease summary / Rent Roll
- Last 2 years of income & expenses on the subject property
- YTD income & expenses on the subject property

### **Individuals**

- Personal Financial Statement (form attached)
- Complete schedule of real estate owned (form attached).
- Last 3 months complete statements (all pages) for all bank, investment, IRA and 401k accounts
- Signed Borrower's authorization (form attached)
- Photo ID of each borrower
- \$45 check for each individual's credit report

### **Corporations, LLC's and Partnerships**

- Last (2) years corporate tax returns
- Year to date income & expense statement (through the last full quarter).
- Current balance sheet.
- Articles of incorporation (LLC-12), Statement of Information (LLC-1) and By-Laws

### **Additional Documents for Refinances:**

- Current Mortgage statements
- Copy of Property Insurance
- Property Tax Bill

### **Additional Documents for Purchase Only:**

- Offering Memorandum
- Escrow Information
- Agents Information
- Purchase Agreement
- Copy of Deposit Check