

JDM Funding Corporation

Commercial Loan Check List:

PROPERTY INFORMATION

1. COMPLETE DESCRIPTION OF THE SUBJECT PROPERTY.
2. COLORED PHOTOS OF THE SUBJECT PROPERTY
3. CURRENT LEASE SUMMARY (*form attached*).
4. ALL LEASE AGREEMENTS SIGNED BY ALL PARTIES.
5. LAST (2) YEARS INCOME & EXPENSE STATEMENT (*subject property*).
6. YEAR TO DATE INCOME & EXPENSE SUMMARY (*subject property, through the last full quarter*).
7. PURCHASE AGREEMENT SIGNED BY ALL PARTIES (*if applicable*).
8. CERTIFIED ESCROW INSTRUCTIONS (*not required for refinance transactions*).
9. PRELIMINARY TITLE REPORT (*if available*).

INDIVIDUALS

1. LAST (2) TWO YEARS FEDERAL TAX RETURNS SIGNED BY THE BORROWERS (*complete with all schedules, W-2's, K-1's, 1099's, etc.*).
2. COMPLETE LOAN APPLICATION (PFS Attached)
3. COMPLETE SCHEDULE OF REAL ESTATE OWNED (*form attached*).
4. SIGNED AUTHORIZATION (*form attached*).
5. \$45 CHECK FOR EACH INDIVIDUAL'S CREDIT REPORT

CORPORATIONS, LLC'S and PARTNERSHIPS

1. LAST (2) YEARS CORPORATE TAX RETURNS
2. YEAR TO DATE INCOME & EXPENSE STATEMENT (*through the last full quarter*).

3. CURRENT BALANCE SHEET.
4. ARTICLES OF INCORPORATION and BYLAWS.