42 SOLUTIONS
PRIVATE LENDING WITH SPEED AND INTEGRITY

PROCESSING CHECKLIST

- ☐ Borrower(s) identification (copy of driver's license)
- ☐ Contact information for the borrower(s)—phone, address, email
- ☐ Current Credit Score (Screenshot acceptable)
- ☐ Title commitment from the closing company with contact information
- ☐ Purchase & Sale. Contract (PSA)
- ☐ Business entity documentation—most recent Operating Agreement, Article of Incorporation/Certificate of Formation, and EIN Letter
- ☐ Signed copy of Term Sheet, Non-Owner Occupancy Letter and Borrower Strategy Letter
- ☐ Bank statements showing proof of funds to make payments and/or pay back loan (screenshot of bank account balance acceptable)
- ☐ Schedule of Real Estate Owned (prior owned properties if you are a fix-n-flipper)
- ☐ Rehab budget/bids from General Contractor
- ☐ Current Interior and exterior pictures (can be an online link or file folder)
- ☐ Hazard insurance binder/declaration page (including lender as mortgagee/loss payee on policy)
- ☐ Flood zone established as "X" or flood insurance coverage/elevation certification if needed
- ☐ Property valuation (comps, CMA, BPO, appraisal, online valuation vendor)
- ☐ Contact Information on main vendors (Real Estate Agent, General Contractor, Title Company, Insurance Company)
- ☐ Contact information on previous lenders (if requested for a reference)