

# COMMERCIALCLOSERS.NET

## **Subject Property Information:**

- Fully Signed Sales Contract and All Riders
- Termite Report (Required for all Purchase Transactions)
- Signed Building Rent Roll
- Leases (Subject Property)
- Schedule E, 1040s or Operating Statement for 2 Yrs
- Year-to-Date - Operating Statement
- List of Capital Improvements
- Photos of Subject Property (Digital or Hard Copy)
- Preliminary Title Report

## **Borrower Information:**

- Signed Loan Application
- Schedule of Real Estate Owned
- Customer Identification —2 forms of photo ID
- Letter(s) Of Explanation on Adverse Credit
- Verification Of Mortgage(s)
- Verification Of Earnest Money
- Verification Of 1031 Exchange Funds
- Two Month's Bank Statements
- Divorce Decrees (If Applicable)
- Signed 2 Years Personal Tax Returns. Required For All Borrowers
- Signed 2 Years Corporate Tax Returns (Only if property is held in this entity)
- Articles of Incorporation & Operating Agreement (If Applicable)
- Trust Formation Documents (If Applicable)
- Signed Credit Authorization
- Signed IRS Form 4506