

Commercial Loan Document List

Needed to Receive LOI:

- Full Loan Application (Provided by SRC)
- Track Recorded (Provided by SRC)
- Purchase Contract / Closing documents (if refinance)
- Executive Summary

Underwriting Section -- Additional Items required for underwriting:

- CLEAR Copy of Current Driver's license or ID / All borrowers
- Commercial Tenant Leases (Not applicable to multifamily/apartments)
- Personal Financial Statement (Provided blank PFS by SRC)
- *Rent Roll(Current & Signed by borrower)
- Specify Title & Escrow or by default Netco Title & Escrow
- Preliminary Title report – if available
- Purchase Agreement & any Counteroffers, Amendments and/or Addendums
- Year to Date Profit and Loss for all business income
- Most recent 2 months bank statements for ALL bank/brokerage accounts
- Property Insurance & Contact info
- Escrow Instructions
- Purpose of Refinance letter – simple letter explaining purpose of refinance & confirm vesting, clarify is there is or is not a prepayment penalty on the current note.

Required Entity Documentation:

Corporation: <ul style="list-style-type: none">• Articles of Incorporation (Filed with the Secretary of State)• Statement of Information (SI-200)• Corporate Resolution to borrower• Certificate of Standings• W9 (blank one provided)	Limited Liability Company <ul style="list-style-type: none">• Articles of Organization (LLC-1) and any amendments• Statement of Information (LLC-12)• Certificate of Standings• Executed Operating Agreement• W9 (blank one provided)
Trust: <ul style="list-style-type: none">• Copy of Title pages, powers pages and all signature pages• Copy of all/any amendments	Partnership: <ul style="list-style-type: none">• Partnership Agreement• Recorded Certification of Partnership• Recorded LP-1 Statement (For LLP only)• All documents for LLC / Corp

