**SKYWAY FUNDING GROUP**

**PRIVATE LENDING**

**747 N. Washington Blvd**

**Sarasota, FL 34236**

**941.465.5848**

**CHECKLIST FOR COMMERCIAL MORTGAGES**

**1) Purchase Contract / Offer – (if applicable)**

**2) Proof of Deposit toward the Purchase (if applicable)**

**3) Bio of Borrowers / players – state experience and value they bring to project.**

**4) Proof of Corp – EIN Number / Filing Page / Articles (who owns what % of corp) / Operating Agreement / Verification the entity is active or in good standing.**

**5) 3 years Personal and Business Taxes (if applicable)**

**6) Last three months Personal and Business bank statements**

**7) Verification of any Reserves if possible – monies put in to project to date**

**7) PFS (Personal Financial Statements of majority managing partners/owners)**

**8) Verification/Projection of the Income your property will generates**

 **(Rent Roll, Copy of all Leases, Accounts Receivables, Contracts, etc.)**

**9) Copy of Taxes on property**

**10) Copy of Clean Environmental (If applicable)**

**11\_ Architectural Renderings (if applicable)**

**12) Construction Budget (if applicable)**

**13) Construction Draw schedule (if applicable)**

**14) Verification of bonding and licensing of Builder performing the work (if applicable)**

**15) Copy of all approved city Permits (if applicable)**

**Borrower will be responsible to pay for an app fee / appraisal/Title designated by Lender.**