



Document Checklist	Investment Purchase	Investment Refinance	Owner Occupied Purchase	Owner Occupied Refinance
2019, 2020, 2021 YTD Profit & Loss	Yes	Yes	Yes-3 Years	Yes-3 Years
2018, 2019, 2020 Balance Sheet	Yes	Yes	Yes-3 Years	Yes-3 Years
2018, 2019, 2020 Business Tax Returns	No	No	Yes-3 Years	Yes-3 Years
2018, 2019, 2020 Personal Tax Returns	No	No	Yes-3 Years	Yes-3 Years
Personal Financial Statement or 1003	Yes	Yes	Yes	Yes
2 Months current Business Bank Statements	Yes	Yes	Yes	Yes
2 Months current Personal Bank Statements	Yes	Yes	Yes	Yes
Business Debt Schedule	No	No	Yes	Yes
Sponsor Bio/Resume	Yes	Yes	Yes	Yes
Borrower (2) Government Identifications	Yes	Yes	Yes	Yes
Property Pictures or Sellers Offering Memo	Yes	No	Yes	No
Current Rent Roll	Yes	Yes	Yes	Yes

Once the Letter of Intent is signed we will require the following documents:

- Environmental Questionnaire
- Every loan must close in the name of a Single Purpose LLC
- Organizational Chart of LLC and Affiliated Companies
- Property Income must be stabilized (no vacant properties unless purchase)
- Entity Ownership, Operating Agreement, Certificate of Good Standing
- Copies of all Leases
- All Loans are escrowed for taxes and insurances
- All Refinances must close with Benworth Capital's Law Firm

Property Insurance Requirements:

- Property Damage Insurance: 110% of the unpaid principal loan balance
- Flood Insurance, if applies
- Windstorn/Named Storm Coverage: 110% of unpaid principal balance