

Loan summary

A short set of questions to give a concise story of the loan, borrower and expectations for a real estate loan. We require a summary from borrower or broker in order to have meaningful discussion about loan and before we review any documents. Reviewing multiple attachments that are presented in orderly loan package is efficient and slows down your loan.

This is needed for all loans (except traditional fix and flip rehab loans on houses)

I. The problem / story of the LOAN , property and how the loan helps:

(The story, be descriptive, why, what ,where, loan due, bk, ...this is your elevator pitch , make the most of a couple of paragraphs):

II. Loan Request:

How much and use of funds:

Loan term - length wanted:

Method of payback and when:

Confirm any deadlines regarding loan needs:

IV. BORROWER :

Who, links, experience. .. what is financial strength, highlights

Are there multiple borrowers:

Discuss:

Financial health:

Credit (if known)

Any know liens or judgments or pending lawsuits

V. THE PROPERTY:

(description, address, link to map, ...)

Discuss (all available collateral):

Tax value:

Link to appraisal district page for this property:

MLS-Loopnet, any sales site link :

VI. Photo or additional :

Other notes :

Some news and links about property, borrower etc.

What will we find, news, articles, other :

Complete Submission List:

Document requirements are contingent upon whether borrower seeks private debt or bank debt, equity, JV...

(ALL forms can be found on uploadmyloan.com)

LIST OF ITEMS NEEDED IF AVAILABLE :

Supporting Documents: (of what is available)

Available appraisal

Surveys

Environmental reports (Phase 1 ,2 or 3)

Leases

Rent rolls

Operating statements

Any 3rd party reports referring to property

Borrower Financials:

2 years tax returns

2 bank statements

2 w2

Divorce Decree if applicable

Bankruptcy Discharge documents (if applicable)

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