



The Ultimate Borrower Financing Checklist

Borrower Basics

- Government-issued photo ID (driver's license, passport)
- Social Security Number / Tax ID (for entity deals)
- Updated credit report (minimum 680 FICO recommended)
- Resume or track record of past real estate projects (if applicable)

Liquidity & Reserves

- Bank statements (last 2–3 months) showing available funds
- Proof of down payment (10–30% depending on deal type)
- Proof of reserves (3–6 months of loan payments)
- Evidence of additional liquidity sources (BLOC, partner capital, brokerage accounts)

Entity Documents

- Articles of Incorporation / Formation
- EIN Letter from IRS
- Operating Agreement (with ownership percentages)
- Certificate of Good Standing (from Secretary of State)

Deal Documentation

- Signed purchase contract / sales agreement
- Rehab or construction budget (line-by-line)
- After Repair Value (ARV) comps or appraisal
- Scope of Work (SOW) with timeline
- Permits (if construction / heavy rehab)
- Contractor bids and/or signed GC agreements

This checklist is for educational purposes only. Loan approval is subject to borrower qualification and lender criteria.



Property Information

- Property address and legal description
- Recent photos (interior + exterior)
- Current rent roll (if rental or multifamily)
- Profit & loss statement (if commercial/multifamily)
- Copies of existing leases (if tenant-occupied)
- Title report (if available)

Insurance & Compliance

- Proof of hazard/homeowners insurance (or ability to bind before close)
- Builder's risk insurance (for ground-up or heavy rehab)
- Flood certification (if property is in a flood zone)

Exit Strategy

- Clear exit plan (sale, refinance, or rental hold)
- DSCR loan pre-approval (if planning refinance)
- Market analysis supporting your ARV or projected rents
- Backup exit strategy in case Plan A stalls

Bonus Pro-Tips (What Gets You Funded Faster)

- Keep all documents in a clean, labeled 'Funding Folder' (digital + hard copy)
- Update financial docs every 90 days
- Show experience with a 'Deal Sheet': list past flips, rentals, or projects with photos, costs, and profits
- Have your contractor and architect on standby for lender calls/questions

Closing Note

Use this checklist as your roadmap to become a lender-ready borrower. The more complete your package, the faster Magnolia Gold Capital can help you close your next deal.

👉 Submit your borrower intake today: MagnoliaGoldCapitalPartners.com

This checklist is for educational purposes only. Loan approval is subject to borrower qualification and lender criteria.