



UNDERWRITING REQUIREMENTS

ITEMS NEEDED FOR CONDITIONAL APPROVAL

- Address
- Purchase Price
- Loan Amount
- Credit Score
- Borrower Experience
- Budget + Scope of Work
- Estimated ARV
- Fix n' Flip or Buy and Hold
- If tenant occupied, rental income and lease term
- Confirm this is an Arm's Length Transaction
- Provide any wholesale fees or special financing, if applicable

ITEMS NEEDED FOR FINAL APPROVAL + DOCS

- Appraisal paid for by borrower (not required for funding)
- 1003 Loan Application
- Borrower Track Record
- Residential Purchase Agreement
- Preliminary Title Report
- Escrow Instructions with Full Vesting (or amendment)
- Copy of Borrower's Driver's License
- Credit Report (no less than 60 days old)
- Three months' most recent bank statements
- Proof of Insurance
- Borrower Verification Phone Call with PrideCo
- Entity Docs (if applicable)
- PrideCo Rehab Budget Form (if applicable)
- Leases and Rent Roll (if applicable)
- Verification of Mortgage and Existing Note (if applicable)

IMPORTANT NOTES

- 2-Month Minimum Interest
- Interest Payments Must be Made via ACH

ATTACHMENTS

- 1003
- Property Insurance Requirements
- Schedule of Real Estate Experience /Track Record Sheet
- Borrower Credit Report Authorization Form
- Rehab Policy/Draw Process + PrideCo Rehab Budget Form



HARD MONEY LENDING MADE EASY