

Investor loan document checklist

What lenders commonly ask for, sorted by loan type. Start with the first list, then add each list that fits your deal. Every lender is different, so your loan officer will confirm the final list for your loan.

Borrower or entity	_____	Loan type	_____
Property address	_____	Target closing date	_____

All investor loans

Start here. Most lenders ask for these on every investor loan.

- ☐ **Photo ID** for each borrower and guarantor (driver's license or passport)
- ☐ **Credit authorization**, signed, so the lender can pull credit
- Entity documents**, if the loan closes in an LLC or corporation:
 - ☐ Articles of organization
 - ☐ Operating agreement
 - ☐ EIN letter from the IRS
 - ☐ Certificate of good standing from the state
- ☐ **Purchase contract** for a purchase, or a **payoff statement** for a refinance
- ☐ **Proof of funds** for the down payment and reserves: the last two months of bank or brokerage statements, every page
- ☐ **Insurance quote** for the property, with your agent's contact information
- ☐ **Schedule of real estate owned**: each property you own, with its value, loan balance, payment, and rent

DSCR rental loans

Rental loans that qualify mainly on the property's rent instead of your personal income.

- ☐ **Leases** for each occupied unit, or a **market rent estimate** if the property is vacant (the appraiser often provides one)
- ☐ **Rent roll** for 2 to 4 unit properties: unit, tenant, rent, deposit, and lease dates
- ☐ **HOA information**, if the property is in an association: contact, monthly dues, and any condo questionnaire

Commercial

Multifamily with 5 or more units, mixed use, and other income-producing property.

- ☐ **Trailing 12-month operating statement (T-12)** showing income and expenses
- ☐ **Current rent roll** with unit, tenant, rent, and lease start and end dates
- ☐ **Personal financial statement** for each guarantor
- ☐ **Schedule of real estate owned**
- ☐ **Two years of tax returns**, entity and personal, if the lender asks
- ☐ **Property details and photos**: size, unit mix, year built, and recent improvements
- ☐ **Appraisal and environmental report**, ordered by the lender (plan for the fees)

Bridge and rehab

Short-term loans to buy and renovate, then sell or refinance.

- ☐ **Scope of work and budget**, line by line
- ☐ **Contractor information**: name, license, insurance, and bid
- ☐ **After-repair value comps**: recent nearby sales of similar renovated properties
- ☐ **Track record** of past projects: address, purchase price, rehab cost, sale or refinance amount, and dates

Ground-up construction, ADUs, and modular

New builds, accessory dwelling units, and factory-built homes.

- ☐ **Plans and specs**
- ☐ **Permits**, or a timeline for when they will be issued
- ☐ **Builder contract and builder license**
- ☐ **Line-item budget and draw schedule**
- ☐ **Land deed** if you own the lot, or the **purchase contract** if you are buying it
- ☐ **Survey** of the lot
- ☐ **For modular or manufactured homes**: the manufacturer and the foundation details

1031 exchange

Add these when the property you are buying is the replacement property in an exchange.

- ☐ **Qualified intermediary agreement** (your exchange agreement)
- ☐ **Closing statement** from the sale of the relinquished property
- ☐ **45-day identification letter** you sent to your qualified intermediary

Self-directed IRA or Solo 401(k)

Buying property inside a retirement account.

- ☐ **Custodian or plan documents:** the IRA custodian account agreement, or the Solo 401(k) plan documents
- ☐ **Current account statement** showing funds for the down payment, costs, and reserves
- ☐ **How title will vest**, for example: [Custodian] FBO [Your name] IRA
- ☐ **Non-recourse confirmation:** the loan will be non-recourse, with no personal guarantee

VA loans for veterans

For eligible veterans and service members. A VA loan is for a home you will live in, which can be a 2 to 4 unit property where you live in one unit.

- ☐ **Certificate of Eligibility (COE)**, or your **DD-214** so we can request the COE for you. On active duty? Bring a **statement of service** signed by your commander, adjutant, or personnel officer instead of the DD-214.

Tips that save time

- Send full statements as PDFs, every page, even the blank ones. Screenshots and missing pages usually get sent back.
- Be ready to show where any large or unusual deposit came from.
- Use the same entity name, spelled the same way, on the contract, the insurance, and the application.

Notes

Not sure what applies to your deal? Call or text (813) 356-9448.

Or email info@aluracapital.com. We will tell you which lists fit your loan.