

What Lenders Need Before Reviewing Your Deal

A quick checklist to help borrowers package a real estate investment opportunity for faster funding review.

A complete deal package helps lenders review the opportunity with more confidence. Use this checklist before submitting a fix and flip, rental, bridge, construction, commercial, refinance, or equity partnership request.

Funding readiness reminder: For a deal to be fundable, the numbers must make sense. FHJ Properties can provide a fast underwriting review before your follow-up seller offer call to help you determine a stronger MAO and position the deal for funding.

<p>Borrower & Contact Information</p> <ul style="list-style-type: none"> <input type="checkbox"/> Borrower name, phone number, and email <input type="checkbox"/> Entity name and EIN, if applicable <input type="checkbox"/> Experience level and recent project history <input type="checkbox"/> Estimated credit profile and liquidity/proof of funds, if requested 	<p>Property & Contract Information</p> <ul style="list-style-type: none"> <input type="checkbox"/> Property address and county <input type="checkbox"/> Purchase contract or accepted offer, if available <input type="checkbox"/> Purchase price and expected closing timeline <input type="checkbox"/> Photos, access notes, and current property condition details
<p>Numbers & Project Scope</p> <ul style="list-style-type: none"> <input type="checkbox"/> Estimated ARV or stabilized value with support <input type="checkbox"/> Rehab or construction budget <input type="checkbox"/> Scope of work with major repair items <input type="checkbox"/> Estimated holding costs, taxes, insurance, utilities, and contingency 	<p>Exit Strategy & Loan Request</p> <ul style="list-style-type: none"> <input type="checkbox"/> Flip, refinance, rental hold, sale, or other exit plan <input type="checkbox"/> Requested loan amount and use of funds <input type="checkbox"/> Timeline for repayment, refinance, resale, or stabilization <input type="checkbox"/> Any known title, lien, zoning, occupancy, or insurance concerns

Helpful Add-Ons for Stronger Review

- Comparable sales or rental comps supporting your value assumptions
- Insurance quote or known insurance concerns
- Contractor bid or walk-through notes
- Rent roll, lease, or T12 for income-producing properties
- Before photos, repair photos, or inspection findings

Submit Your Deal

When your package is ready, submit the opportunity through FHJ Properties so we can review the deal and determine whether it may be positioned for funding. The stronger your package, the faster the review can move.

<p>FHJ Properties, LLC Phone: (608) 214-5567 Email: joanne@fhjpropertiesinvest.com Website: www.fhjpropertiesinvest.com</p>	<p>Reminder: Terms, timelines, and approvals are subject to lender review, underwriting, title review, property review, and final documentation.</p>
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