FRIAS FINANCIAL LLC.
COMMERCIAL REAL ESTATE GROUP

Construction Checklist

Fast Hard Money Loans for Builders & Investors

Construction Document Checklist -
Property Address _____

SPONSOR DOCS

- Executive Summary/ Deal Summary
- Personal Financial Statement (PFS):
- Schedule of Real Estate Currently Owned:
- Track Record (Projects of similar size & scope that you sold)
- Driver's license / Passport (Front and Back) - All borrowers
- Signed Credit/ Background Authorization Form (w/ Term Sheet) - All borrowers
- 3 most recent banking statements - business and personal (to verify cash to close and post closing liquidity)
- Experience Verification - Please provide most recent HUDS and OA's to Verify Experience
- Real Estate Attorney Contact Info - Name Number Email
- Insurance Agent Contact Info - Name Number Email
- Title - Need Icon Title Order Form OR your title agent if title is already working

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ENTITY DOCS

IF LLC

- Filing Receipt
- Certificate Of Good Standing (COG) - Can be ordered through title
- EIN Letter (SS-4)
- Certificate Of Formation
- Operating Agreement - Current and all Addendums as well if applicable

IF CORP

- Articles of Incorporation
- Corporate By Laws (all pages)

ADDITIONAL ENTITY DOCS (IF APPLICABLE)

- Membership Interest Purchase Agreement (if applicable)
- Partner Buy Out Docs (if Applicable)

PROPERTY DOCS

- Original Settlement Statement From Purchase
- Approved plans with stamps - both horizontal and vertical
- Survey
- Phase 1
- Proforma (future sales and rental model with comps)
- Master Construction Budget (SOW) - See Template - This doc will show us:
    1. Original Budget (separation between hard and soft cost)
    2. Money Spent So Far - Will need all receipts and Lien Waivers signed by GC
    3. Any Change Orders (line items going up or down)
    4. Money still to be spent

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