

Checklist

- Fill out our loan application. We can provide a preliminary response if Wisconsin Hard Money is a good fit for you (typically will respond within 1 business day).
- Do your deal due diligence!
 - Fill out a Proforma/deal analyzer to determine your profitability (there are lots of online tools).
 - Take thorough photos/videos of property.
- Draft your scope of work (SOW) - include **all** areas that require work with a budget for each.
- Do a comparative market analysis - be realistic! Use SOLD properties with similar features within a close proximity/neighborhood.
- Get your documents together to send to us. We cannot move forward without these.
 - Deal analyzer/PROFORMA
 - Purchase contract
 - Detail rehab estimate/scope of work
 - Detailed photos/video of property
 - CMA - comparable sales and/or appraisal to confirm ARV
 - Credibility - what is your experience with fix & flips and/or buy & holds?
 - Determine your exit strategy. If your credit score is less than 620, you will face challenges to refinance a Buy and Hold. You will want to work on a credit repair program.
 - Copy of state ID
 - Business entity documents
 - Articles of Organization
 - Operating Agreement
 - IRS federal employer identification number notice of issuance
 - Insurance commitment for the term of loan with the lender named as Wisconsin Hard Money, LLC. Evidence of this insurance with payment is required prior to closing.
 - Signed W-9 is required prior to closing.
- Submit your documents upon request.
- Schedule a walk through with Wisconsin Hard Money for final approval.
- Sign our loan disclosure (if approved to move ahead with Wisconsin Hard Money).
- Wisconsin Hard Money will take it from here once your loan disclosure is signed. We work with **Land Title** to handle our buyer transactions. Please make sure you communicate who is handling the sale side of the transaction.