WISCONSIN HARD MONEY
Exclusive Private Lending

LOAN READINESS CHECKLIST

A practical guide to help you submit a complete investment-property loan request and move through underwriting efficiently.

START HERE	Complete our loan application first. We typically provide preliminary feedback within one business day once we have enough information to evaluate whether the request may be a fit.

1. DO YOUR DEAL DUE DILIGENCE

- Complete a deal analyzer / pro forma to confirm projected profitability, cash required, holding costs, financing costs, and exit assumptions.
- Take thorough, current photos of the entire property - interior, exterior, basement, mechanicals, roof, garage/outbuildings, and any problem areas. Video may be requested separately when helpful.
- Prepare a detailed Scope of Work (SOW) with a realistic budget for every area requiring repairs or improvements.
- Prepare a comparative market analysis (CMA) using realistic SOLD comparables with similar size, condition, features, and location to support the ARV.
- Identify the exit strategy before closing: sale, refinance/BRRRR, or another clearly supportable payoff source.

2. CORE DEAL DOCUMENTS

- Executed purchase contract and all amendments/counteroffers.
- Deal analyzer / pro forma.
- Detailed rehab estimate / Scope of Work.
- Detailed property photos.
- CMA / comparable sales and/or appraisal supporting the proposed ARV.
- If applicable: leases, rent roll, operating statements, municipal orders, code issues, HOA/condo documents, or other property-specific information.

3. BORROWER & FINANCIAL DOCUMENTS

- Three most recent months of complete personal bank statements.
- Three most recent months of complete business bank statements.
- Copy of a valid, unexpired driver's license for each applicant / guarantor.

TIP	Be prepared to discuss your real estate experience, liquidity, credit history, and ability to cover unexpected project costs or overruns. The more complete the file is when submitted, the faster we can evaluate the deal.

LOAN READINESS CHECKLIST - CONTINUED

4. BUSINESS ENTITY DOCUMENTS

- Articles of Organization / Formation.
- Operating Agreement.
- IRS EIN confirmation / federal employer identification number notice.
- Any ownership or guarantor documentation requested for multi-member entities.

5. INSURANCE & PRE-CLOSING ITEMS

- Insurance commitment appropriate for the property and project for the full loan term, with Wisconsin Hard Money, LLC properly listed as mortgagee / lender as instructed.
- Evidence that the required insurance premium has been paid or will be paid at closing.
- Signed W-9 before closing.
- Any title, municipal, payoff, lien, judgment, HOA, or other items requested during underwriting.

6. FINAL UNDERWRITING & CLOSING PROCESS

- Submit requested documents promptly. Incomplete files can delay underwriting and closing.
- Schedule a property walkthrough / inspection with Wisconsin Hard Money for final approval when requested.
- Review and sign the Wisconsin Hard Money loan disclosure if the deal is approved to move forward.
- Confirm the title company handling the seller side and provide all requested title/contact information.
- After the disclosure is signed and final conditions are satisfied, Wisconsin Hard Money coordinates the remaining lender-side documentation and closing process.

IMPORTANT	Preliminary feedback is not a commitment to lend. Final approval is subject to complete underwriting, property review, acceptable title, insurance, documentation, and satisfaction of all closing conditions. Wisconsin Hard Money provides business-purpose financing for non-owner-occupied investment properties.

READY TO SUBMIT?

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