Required Documents for Loan Commitment

Having these items ready helps us evaluate your transaction efficiently and move quickly once a deal is approved to proceed.

DEAL & PROPERTY DOCUMENTS

- [ ] Deal analyzer / pro forma
- [ ] Purchase contract
- [ ] Detailed rehab estimate / Scope of Work
- [ ] Detailed property photos
  Video may be requested separately when helpful.
- [ ] CMA, comparable sales and/or appraisal supporting the projected ARV
- [ ] Real estate experience / credibility information

BORROWER & FINANCIAL DOCUMENTS

- [ ] Three most recent months of complete personal bank statements
- [ ] Three most recent months of complete business bank statements
- [ ] Most recent federal tax return filed
- [ ] Valid, unexpired driver's license for each applicant/guarantor

BUSINESS ENTITY DOCUMENTS

- [ ] Articles of Organization
- [ ] Operating Agreement
- [ ] IRS EIN confirmation / notice of issuance
- [ ] Signed W-9

INSURANCE & FINAL UNDERWRITING

- [ ] Insurance commitment for the loan term
  Wisconsin Hard Money, LLC must be named as required by the loan and closing instructions.
- [ ] Any additional supporting documentation requested during underwriting
  Requirements may vary based on the borrower, property, loan structure and transaction.

Important: Wisconsin Hard Money provides business-purpose financing for non-owner-occupied investment properties only. A complete submission helps us provide meaningful feedback faster, but additional documentation may be required depending on the transaction.

READY TO MOVE FORWARD?
Complete the online loan application at wiscohardmoney.com or contact us at info.wisconsinhardmoney@gmail.com.