WISCONSIN HARD MONEY
Exclusive Private Lending

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
☐ CMA, comparable sales and/or appraisal supporting the projected ARV
☐ Real estate experience / credibility information

Video may be requested separately when helpful.

BORROWER & FINANCIAL DOCUMENTS

☐ Three most recent months of complete personal bank statements
☐ Three most recent months of complete business bank statements
☐ 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

IMPORTANT

Requirements may vary based on the borrower, property, loan structure, and transaction. 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.

READY TO MOVE FORWARD?

Complete the online loan application at wiscohardmoney.com or contact us at info.wisconsinhardmoney@gmail.com.