



People's Choice Mortgage

----- *Commercial Lending* -----

(800) 637-7737

www.mycommercialloanadvisor.com

Builder Program Loan Checklist

1. **Land Acquisition**
 - a. Agreement of Sale or Settlement Sheet/Closing Statement
 - b. Details of seller financing, if any
 - c. Title report, copy of deed (if available)

2. **Project Overview**
 - a. Location Map
 - b. Site Plan
 - c. Number of Units
 - d. Type of Units, Unit Description
 - e. House Plans, Renderings, Floor Plans, and Specifications
 - f. Financial Feasibility/Profit Analysis
 - g. Pre-Sales, if any
 - h. Market Study, if available
 - i. Appraisal, if available

3. **Approvals**
 - a. Subdivision Approvals
 - b. Subdivision Plans
 - c. Sewer and Water Connections
 - d. Building Permits

4. **Site Improvements**
 - a. Land Improvement Cost Estimates
 - b. Township Development Agreements
 - c. Township Financial Security Agreements (Set-A-Side, Letter of Credit, Bond)

5. **Project Hard and Soft Costs**
 - a. Line item cost breakdown by house model
 - b. Estimated soft costs (overhead, advertising, architect, engineering, legal, etc.)

6. **Sponsorship/Borrower**
 - a. Type of Entity (i.e., LLC, Corporation, Partnership, etc.)
 - b. Principals/Sponsors
 - c. Resumes and References
 - d. Financial Statements

For more information on Peoples Choice Mortgage builder programs or to set up an appointment with a PCM loan specialist, Request Information today or call 800-637-7737.