

When working with Brewington Capital LLC, you will receive a link to a Dropbox folder structure with the folders below. These will help organize all documents needed as Brewington Capital LLC works with the lenders as they review your deal, loan needs, etc. and get you the best rates and terms possible! See below for a snapshot of what to submit.

FINANCIAL OVERVIEW:

- a. Processor Uploaded Documents
- b. Rehabilitation Bid
- c. Hazard Insurance Binder
- d. Bank Statements

FINANCIAL DETAILS:

I. Processor Uploaded Documents

- i. The invoice to process the loan application fee will be uploaded here.
- ii. Property appraisals will also be in this folder.
 - a. If you do not have a 3rd-party appraisal handy, we suggest using [Brewington Capital LLC's Collateral DNA Report](#).

Costs just \$25, and instantly generates a computer-calculated appraisal that uses the same data points as a 3rd party licensed appraisal! It is a no-brainer to get, its quick, and will help inform if a more thorough appraisal is needed. More importantly, it will show if there are apparent problems or other factors with the property that make it an unattractive investment before hand.

II. Rehabilitation Bid

- i. If Rehab is needed for the property, submit the itemized charges from the contractor (the more detail the better) as well as the scope of work.
 - 1. Reminder: The bank statements should show that the 1st draw is accounted for.

III. Hazard Insurance Binder

- i. The first years' worth of insurance must be in place before the loan closes. As this occurs, please provide the name and contact information of the insurance company. Your entity must be listed under insurance as beneficiary.

IV. Bank Statements

- i. You will need to provide an account's past three months, all pages. Alternative operating account statements such as 401k's and IRA's can supplement this. There are various transaction costs (as needed, such as: underwriting, rehab, down payment, etc.) and other closing cost associated with closing this financing agreement.
- ii. The bank statements and other operating accounts must reflect these funds have been accounted for.

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Name ↑



Application



Bank Statements



Bid



Business Entity



Guarantor Information



Hazard Insurance Binder



Primary Title Report



Processor Uploaded Documents



Purchase Agreement

Folder Grouping:

I. Application

- a. Client-Broker Agreement - Signed
- b. Zero tolerance fraud policy - Signed
- c. Loan application
- d. Schedule of Real Estate Owned & Sold
- e. Executive Summary

II. Client & Property

- a. Guarantor Information
- b. Business Entity
- c. Primary Title Report
- d. Purchase Agreement - Signed

III. Financial

- a. Processor Uploaded Documents
- b. Rehabilitation Bid
- c. Hazard Insurance Binder
- d. Bank Statements