WATSON CAPITAL
PARTNERS

CLIENT RESOURCE

Required Documents Checklist

Common items requested to review and package your file.

Requirements vary by program and transaction. The more complete your file, the faster we can assess it. Submit sensitive documents through the secure client portal — not email.

BORROWER & ENTITY

- ✓ Signed application & government ID
- ✓ Credit authorization
- ✓ Entity documents (Articles, Operating Agreement)
- ✓ EIN / tax identification number
- ✓ Certificate of Good Standing (if applicable)

FINANCIALS

- ✓ Bank statements & PFS / balance sheet
- ✓ Schedule of Real Estate Owned
- ✓ Borrower experience statement
- ✓ Source of funds

PROPERTY & PROJECT

- ✓ Purchase contract & addendums
- ✓ Scope of work / rehab / construction budget
- ✓ Plans, permits or permit status
- ✓ GC / builder information
- ✓ Lease or rent roll (if applicable)

THIRD-PARTY & CLOSING

- ✓ Insurance binder & title commitment
- ✓ Appraisal or valuation
- ✓ Payoff statement (if refinance)
- ✓ Explanation letters for credit events
- ✓ Exit strategy summary

Watson Capital Partners provides capital advisory, funding coordination, business-purpose financing support, and deal-readiness services. Watson Capital does not guarantee funding approval, credit approval, credit score improvement, loan approval, credit facility approval, construction approval, permit approval, down payment funding, or closing. All programs, terms, pricing, fees, retainers, credit facility approvals, and funding options are subject to underwriting, borrower qualification, collateral review, documentation, compliance review, capital partner approval, and applicable law. Business-purpose and investment use only.