

PeachStone Capital, Inc.

*Atlanta's Hard Money Lender
When timing is everything, we close!*

Hard Money Loan Property Worksheet Checklist

Please complete ALL requested information. Incomplete applications will NOT be reviewed!

- _____ **Fully executed** purchase and sale agreement including all exhibits, addendums, contract assignments, etc. (contract must be legible and have signatures of all parties)
- _____ Detailed pictures of the property (interior/exterior, all rooms, showing condition of the property). Please submit pictures through a photo sharing service as described below
- _____ Contractor repair/renovation estimates (contractors must be licensed and insured)
- _____ List of comps used to determine your ARV
- _____ Please submit your completed hard money loan application to:
PeachStone Capital, Inc.
Wade Munday
phone: 404.421.5578
fax: 404.806.6133
wade@AtlantaHardMoneyLoans.com
www.AtlantaHardMoneyLoans.com

Instructions for determining ARV

Please provide the comparable sales that you are using to determine your ARV. In general, comps must be from the MLS (FMLS/GAMLS) **within the past 6 months and no more than 0.5 mile** from the subject property. In addition, the comps must be truly representative of the subject property (size, style, age, condition, etc.) and representative of the subject neighborhood.

Instructions for submitting pictures

Please take digital pictures of the front, back, right, and left side of the property. Please include interior pictures of all rooms in the house showing condition of the property and repairs to be completed. Pictures must be of sufficient quantity/quality to give a thorough representation of the condition of property and repairs/improvements to be completed.

Pictures should be labeled so that it is apparent what the picture represents (e.g. living room, den, bedroom 1, bathroom 1, etc.).

Please DO NOT email or fax the pictures (faxed photos are not legible). The preferred way to receive pictures is via a link to an online photo sharing website (e.g. www.picasaweb.google.com)

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Property Worksheet

Address: _____

City: _____ Zip: _____ County: _____

Subdivision: _____ Elementary School: _____

Bedrooms: _____ Bathrooms: _____ Square Feet: _____ Year Built: _____

Construction (brick, frame, stone, block, stucco, etc.): _____

Style (ranch, traditional, bungalow, split level, etc.): _____

Basement (full, partial, finished, craw, slab, etc.): _____ Stories: _____

Public Sewer: _____ Septic Tank: _____ Garage/Carport (1, 2 car): _____

After Repair Value (provide list of your comps) _____

Purchase Price _____

Estimated Repair Costs (provide contractor estimates) _____

Closing Date _____

Average Days on Market (DOM) for the neighborhood? _____

Overall condition of the street and neighborhood (please circle):

Well Maintained | Decent | Poorly Maintained | Distressed

Please explain: _____

Describe your plans to rehab the house: _____

Please describe your exit strategy for this property (flip, rehab/retail, rehab/refinance, etc.): _____

If refinance, have you been preapproved for your take out financing? _____

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List of Repairs/Improvements and Estimated Cost		
Description	Total	Details/Comments
Security system	\$	
Exterior security lights with motion detectors	\$	
Demolition	\$	
Dumpsters	\$	
Exterior Repairs		
Excavation & grading	\$	
Foundation ²	\$	
Framing ²	\$	
Roofing	\$	
Repair, wash	\$	
Tear off/replace	\$	
Gutters	\$	
Windows	\$	
Exterior doors	\$	
Locksets/door hinges	\$	
Siding	\$	
Trim	\$	
Deck	\$	
Driveway/walkway/patio	\$	
Pressure wash	\$	
Garage doors and openers	\$	
Landscaping (provide scope of work, landscape drawing)	\$	

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Description	Total	Details/Comments
Plumbing³		
Septic Tank inspect/service	\$	
Rough	\$	
Final	\$	
Water heater	\$	
HVAC³		
Rough	\$	
Final (condenser MUST be secured with cage)	\$	
Vent covers/grills	\$	
Electrical³		
Rough	\$	
Final	\$	
Smoke detectors (required: min all bedrooms and each floor)	\$	
Replace receptacles/switches	\$	
Fixtures	\$	
Ceiling fans	\$	
Light fixtures	\$	
Can lights/trim	\$	
Interior Repairs		
Framing	\$	
Insulation	\$	
Ceiling	\$	
Exterior walls	\$	

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Description	Total	Details/Comments
Floors, insulation	\$	
Drywall (hung, finished, ready to paint)	\$	
Doors	\$	
Locksets, door hinges, door stops	\$	
Trim		
Crown	\$	
Windows, doors, chair rail, etc.	\$	
Base molding	\$	
Fireplace, mantle	\$	
Kitchen		
Kitchen cabinets (specify manufacturer/grade, provide est.) ⁴	\$	
Countertops (specify: granite, Corian, tile, laminate, etc.)	\$	
Tile backsplash	\$	
Sink, disposal	\$	
Faucet	\$	
Bathrooms		
Tub/whirlpool	\$	
Toilets	\$	
Tile surround	\$	
Shower door	\$	
Vanity/vanity top, pedestal sink	\$	
Mirrors	\$	
Faucets	\$	
Hardware: towel bars, tp hanger, shower hooks, etc.	\$	

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Description	Total	Details/Comments
Painting		
Interior	\$	
Exterior	\$	
Flooring		
Carpet	\$	
Tile	\$	
RegROUT tile floor	\$	
Hardwood		
Refinish	\$	
New (specify nail down or laminate)	\$	
Miscellaneous		
Closet shelving	\$	
Window blinds	\$	
	\$	
	\$	
	\$	
	\$	
Final Cleanup/Punchout	\$	
Total Estimated Rehab Costs	\$	
Notes:		
<ol style="list-style-type: none"> 1. <u>Draws will ONLY be issued on work that is 100% complete. Borrower MUST provide contractor lien wavers for all labor and materials</u> 2. Any changes to the footprint or floor plan will require a drawing and permit 3. Permit required 4. Provide specific details of cabinets including: layout, Manufacturer, grade, spec sheets, cost estimates, etc. 		