

# American Independent Mortgage, Inc.

**Mortgage Broker, Licensed by PA Department of Banking**

2560 Nazareth Road, Easton, PA 18045-2793

Telephone: 610-250-9640; Fax: 610-253-9773

William N. Goodman, CPA, Branch Manager

Direct telephone: 610-253-2745

E-mail: [wgoodman@goodmancpa.biz](mailto:wgoodman@goodmancpa.biz)

Website: [www.goodmancpa.biz](http://www.goodmancpa.biz)

## ***Commercial Loan Application Checklist***

Client: \_\_\_\_\_

Date: \_\_\_\_\_

1. Written explanation of the purpose of the loan;
2. Description and pictures of the real property to be purchased and/or used for collateral;
3. Realtor's listing if available;
4. Copy of signed or proposed purchase agreements;
5. List of all equipment to be purchased, and their purchase orders, descriptions, brands, models, pictures, and quotations from vendors;
6. List of other equipment to be used for collateral, including descriptions, brands, models, pictures, and estimated values;
7. Three years of business income tax returns;
8. Three years of business financial statements compiled by an accountant, preferably by a CPA;
9. Interim business financial statements, current within 45 days;
10. Personal financial statements for all borrowers who will own 20% or more;
11. Personal income tax returns for last year for all borrowers who will own 20% or more;
12. Current schedule of business debts, including balance, terms, collateral, and payments;
13. Projected income statement, for three years forward;
14. Projected cash flow statement, for three years forward, demonstrating ability to repay loans;
15. Resumes of management and all borrowers who will own 20% or more;
16. Appraisals and business valuations, if available;
17. Copies of all leases;
18. Rent rolls if applicable;
19. Accounts receivable aging;
20. Accounts payable aging;
21. Recent credit reports if you have them; and
22. Other items applicable to your loan request, which we may on the other side.

This is a long list, but if you provide all of these items promptly, accurately, completely, and neatly, you will expedite your loan application. If you omit or do not have these items, the lenders may lack faith in your credibility and be reluctant to trust you with the loan. For loans over \$1,000,000, we advise you to use a Certified Public Accountant to prepare the above reports, so they comply with Generally Accepted Accounting Principles and are in the format lenders expect.



***William N. Goodman, CPA***

Mortgage Loan Officer

Licensed Insurance Agent