



Essencap offers construction loan for owner business occupant, apartment and condo construction project. Please find our checklist requirement per below.

1. For investor greater than 20% ownership,
  - a. Please fill out the attached 1003 application.
  - b. 3 years of tax return (both personal and business (if the borrower own any other business))
  - c. Debt schedule per attached
  
2. Please provide project summary
  - a. Budget
    - i. Land acquisition cost
    - ii. Hard cost of material
    - iii. All legal, architecture and labor cost.
    - iv. Down Payment Amount
  
  - b. Brief explanation of timeline
  
3. Description of the project,
  - a. # of unit, price point, permit status...etc.
  - b. Exit Strategy
    - i. Rental rate – need projected rental roll
    - ii. Sale Price – need projected sale price
    - iii. Need comps
  
4. Builder / Investor resume
  - a. Estimate of the borrower credit score. Any credit condition that we need to aware of.
  
5. Any recent appraisal /environment report

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