



Commercial Preliminary Needs List

Manhattan Financial group, Inc. (MFG) would like to thank you for the opportunity to assist in your financing needs. We strive to provide you with the best service available to close your transaction expeditiously. Please find our checklist below with items you will need to provide. **All required forms can be found in the forms section of ManhattanCommercialLending.com**

Property

- _____ If purchase – Copies of buyer and seller executed Purchase Contract, along with all offers and counter offers
- _____ Commercial Lease Summary – please provide on MFG form or equivalent format
- _____ Operating Statements: Last two years and year-to-date - please provide on MFG form or equivalent format
- _____ Capital Improvements Form – please provide on MFG form or equivalent format
- _____ Complete fully executed lease agreements with all amendments
- _____ Digital color pictures of the subject property interior, exterior front, rear and street views
- _____ Name and phone number for your insurance agent and copy of Declaration page
- _____ If refinance, Copy of Note

Borrower - All principles with 20% or greater ownership

- _____ Personal Financial Statement or Loan Application (1003) - complete and sign
- _____ Schedule of Real Estate Owned (SREO) form – provide on MFG form
- _____ Applicant's Authorization to Release Information form for credit report – complete and sign on MFG form
- _____ Two months current bank and investment statements (all pages) to verify liquidity/reserves
- _____ Two years current Federal Tax Returns and W-2's - include all schedules, statements, and K-1's
- _____ If self employed and filing business separately, include the last two years Business Federal Tax Returns, K-1's and year-to-date Profit and Loss statement
- _____ Three years current Entity Federal Tax Returns - include all schedules, statements, and K-1's

To process your loan efficiently and to obtain loan approval, we advise you to continue making your mortgage payments and pay bills on time. In addition, refrain from any major purchases that could affect your credit, such as a new vehicle etc., until the loan is completed.

*Thank you for your business and do not hesitate to contact us with any questions.
We look forward to working with you!*

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