

Flagged Hospitality Construction Documents Checklist
email documents to construction@hotel-loan.com tel:937-964-5355

1: Executive summary focusing on proposed flag, number of keys, property type, address of development property including city, state and zip

a: architect, construction contractor, ownership and proposed operator bio, experience and recent projects

b: loan amount requested

c: amount of borrower contribution

d: current status in one sentence

2: PFS, full ti-merge credit report or credit authorization, and past 3 years tax returns for all partners owning 20% or more of borrowing entity

3: Organizational documents including articles of incorporation and operating agreement.

3: Sources and Uses of Funds complete detailed budget

4: Executed purchase contract, approved design drawing, copy of the deed and evidence of borrower's control of subject property.

5: Agreement between general contractor and developer

6: Feasibility study including zoning analysis

7: Illustrate timing and phases of project

8: Recent FDD and acknowledgement letter from proposed flagging entity with contact information of regional franchise development representative.

9: STR area comp trailing report 6 months

10: If condo / apartments show marketing studies with comparables and 5 year pro forma projections exhibiting rental income and expense