

When working with Brewington Capital LLC, you will receive a link to a Dropbox folder structure with the folders below. These will help organize all documents needed as Brewington Capital LLC works with the lenders as they review your deal, loan needs, etc. and get you the best rates and terms possible! See below for a snapshot of what to submit.

CLIENT & PROPERTY OVERVIEW:

- a. Guarantor Information
- b. Business Entity
- c. Primary Title Report
- d. Purchase Agreement - Signed

CLIENT & PROPERTY DETAILS:

I. Guarantor Information

- i. Information on the guarantor for this loan. The personal information will require a copy of a social security card, license or state ID, and the individual's tax return.

II. Business Entity

- i. Additional detailed information about your business entity. This includes your federal EIN, the operating agreement, articles of incorporation, etc. If applicable, your entity must be in "good standing" with your state department.

III. Primary Title Report










- i. List the name and contact information of the title reporting company. This will have the legal description of the property as well as list any outstanding liens (property taxes as the primary lien, mortgages as the secondary liens) that will need to be taken care of before the property is purchased.

IV. Purchase Agreement - Signed

- i. Submit a signed copy of the purchase agreement you enter with the current owner; officially taking the property off the market. There is usually a "good faith" or "earnest money" deposit (EMD) that goes along with these agreements. If applicable, submit a copy of the check made to cover this payment.

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Name †

| | |
|---|------------------------------|
|  | Application |
|  | Bank Statements |
|  | Bid |
|  | Business Entity |
|  | Guarantor Information |
|  | Hazard Insurance Binder |
|  | Primary Title Report |
|  | Processor Uploaded Documents |
|  | Purchase Agreement |

Folder Grouping:

I. Application

- a. Client-Broker Agreement - Signed
- b. Zero tolerance fraud policy - Signed
- c. Loan application
- d. Schedule of Real Estate Owned & Sold
- e. Executive Summary

II. Client & Property

- a. Guarantor Information
- b. Business Entity
- c. Primary Title Report
- d. Purchase Agreement - Signed

III. Financial

- a. Processor Uploaded Documents
- b. Rehabilitation Bid
- c. Hazard Insurance Binder
- d. Bank Statements