Loan Forensics Check List

Thank you for choosing Inspire One, Inc. to assist you. To help you complete the financial analysis portion of your consultation accurately, I have prepared the following checklist.

Please e mail or fax the following documents to me as soon as possible or bring them to our meeting so that we can expeditiously explore your options. (While not a requirement, the time you spend gathering these documents will prove extremely valuable. The less guesswork I have to do, will offer you a more reliable financial over view and sure direction). Thank you.

For all clients - Please provide copies of the following documents—Include ALL pages.

- **LEGIBLE COPY OF MOST RECENT PURCHASE OR REFINANCE LOAN DOCUMENTS FOR ALL LOANS SECURED BY REAL PROPERTY (Note, Deed and HUD 1)**
- **W-2 FORMS OR TAX RETURNS** for the last two (2) years (if applicable).
- **PAYCHECK STUBS** for the most recent 30-day period.
- **BANK ACCOUNT STATEMENTS** *(2 recent, consecutive months with all pages, front and back)* for all accounts, including retirement-related accounts.
- **BROKERAGE (STOCK) STATEMENTS** *(2 recent, consecutive months, with all pages)* for all securities held.
- **HOMEOWNER'S INSURANCE:** Company name, agent's name, phone number and policy number.
- **LANDLORD INFORMATION:** Name, address and phone number for the past 24 months.

For Purchases

- **REALTOR'S NAME,** company name and phone number.

If You Own Income Property

- **RENTAL AGREEMENTS** for each income property you own.

If Self-employed

- **CORPORATE/PARTNERSHIP TAX RETURNS** for the last two years if your ownership interest as a limited partner is 25% or more. Provide these returns, regardless of percentage of business owned, if you are a general partner.
- **K-1s** for the last two (2) years for all partnerships.
- **PROFIT & LOSS STATEMENT** for year-to-date income.
- **BUSINESS LICENSE**

Miscellaneous

- **SUPPORTING DOCUMENTATION** such as Social Security/Pension income award letters; Alimony/Child Support;