



RTL Loan Submission Requirements

RTL (Fix & Flip, Fix & Hold, GUC, Bridge)

Review each section below and submit once all applicable documents are ready.

REQUIRED DOCUMENTS FOR ALL TRANSACTIONS

ALL TRANSACTIONS (RTL – RESIDENTIAL TRANSITION LOANS)

- ☐ Initial 1003
- ☐ Combined Disclosures
- ☐ Title Fee Sheet
- ☐ RateRail Results — if unavailable, complete this form and include in the submission package
- ☐ Credit Authorization
- ☐ Borrower Certification Form (if Rockstone is pulling credit)
- ☐ Purchase Contract (as applicable for purchase)
- ☐ Copy of EMD Check / Receipt (as applicable for purchases)
- ☐ Forms Related to RTL Type (Fix & Flip, Ground Up, Bridge)

CLOSING IN AN LLC

- ☐ Articles of Organization
- ☐ Operating Agreement
- ☐ Federal Tax ID
- ☐ Certificate of Good Standing

CLOSING IN AN INC

- ☐ Articles of Organization
- ☐ Bylaws
- ☐ Federal Tax ID
- ☐ Certificate of Good Standing

REQUIRED DOCUMENTS PER RTL TYPE

FIX & FLIP

- ☐ Track Record — Borrower (if app.)
- ☐ Track Record — Contractor (if app.)
- ☐ Construction Budget
- ☐ Borrower(s) — IDs
- ☐ Asset Documents (if Required by Program)
- ☐ REO Schedule (if app.)
- ☐ Prelim Plans, Specs & Permits (if app.)

GROUND UP CONSTRUCTION

- ☐ Track Record — Borrower (if app.)
- ☐ Track Record — Contractor
- ☐ Construction Budget
- ☐ Borrower(s) — IDs
- ☐ Asset Documents (if Required by Program)
- ☐ REO Schedule (if app.)
- ☐ Prelim Plans, Specs & Permits
- ☐ Contractor License

FIX & HOLD (RENT)

- ☐ Track Record — Borrower (if app.)
- ☐ Track Record — Contractor (if app.)
- ☐ Construction Budget
- ☐ Borrower(s) — IDs
- ☐ Asset Documents (if Required by Program)
- ☐ REO Schedule (if app.)

BRIDGE

- ☐ Asset Documents
- ☐ Track Record (if app.)

RTL TYPE QUICK REFERENCE

FL Fix & Flip

Acquire, renovate, and resell within the loan term.

FH Fix & Hold (Rent)

Renovate and hold as a rental; may convert to DSCR.

GC Ground Up Construction

Ground-up build with staged draws against budget.

BR Bridge

Short-term financing to acquire or reposition an asset.

**OTHER COMMON DOCUMENTS NEEDED AFTER INITIAL SUBMISSION**

- ☐ Title
- ☐ Title — E&O
- ☐ Title — Closing Protection Letter
- ☐ Title — Preliminary HUD
- ☐ Title — Tax Bill for Subject Property
- ☐ Appraisal (As Is and ARV)
- ☐ Appraisal — Paid Invoice
- ☐ Home Owners Insurance — Binder
- ☐ Home Owners Insurance — Invoice
- ☐ Builders Risk Policy
- ☐ Builders Risk Policy — Invoice
- ☐ Rehab Overview Form
- ☐ Feasibility Analysis
- ☐ Proof of Experience (HUDs, Property Profile)
- ☐ Multiple LLCs — Borrower has used multiple entities for prior projects (need all Operating Agreements)

REFINANCE — DOCUMENTS NEEDED AFTER INITIAL SUBMISSION

- ☐ Payoff Existing Lien
- ☐ Mid Rehab — Budget of Completed Items
- ☐ HUD — Original Purchase
- ☐ Mortgage Statement or VOM

**Check with your Account Executive for the forms required.*

MORTGAGEE CLAUSE**ALL STATES EXCEPT NY****Rockstone Wholesale**

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NY PROPERTIES ONLY**Rockstone Wholesale**

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COMPLETE BELOW & SUBMIT TO ROCKSTONE ONLY WHEN RATE RAIL PREQUAL RESULTS ARE UNAVAILABLE

PROGRAM		DOCUMENTATION TYPE	
LOAN AMOUNT	APPRAISED VALUE	PURCHASE PRICE	
LOAN PURPOSE	OCCUPANCY	PROPERTY TYPE	
INTEREST RATE	PRODUCT TYPE	TERM	
INTEREST ONLY	APPRAISAL ARV	PREPAYMENT PENALTY	

Questions on submission requirements? Call the scenario desk at (866) 281-3111 or email sales@rockstonewholesale.com.