



Information Needed for Preliminary Analysis

Mortgage Financing and Credit Enhancement for Multifamily and Health Care Properties

Red Mortgage Capital, LLC is an approved Fannie Mae DUS® (Delegated Underwriting and Servicing) and FHA Mortgagee that underwrites, funds and services first mortgage loans on multifamily rental properties nationwide. **Red Mortgage Capital, LLC** provides free preliminary loan analyses (“PLA’s”) under either or both programs upon provision of the following information.

Information Checklist for PLA

- Current rent roll
- Property operating statements for the prior year and current year-to-date
- Location map and site plan or full property address
- Color photographs and property description, including age and owner paid utilities
- Schedule of units showing number of bedrooms, baths, floor areas and current rates, lease start and end dates and employee units, street rents and dates of certificates of occupancy
- Principals’ resume(s) and personal financial statement(s)
- Detailed operating budget or proforma
- Statement of existing debt and/or purchase price
- Proposed repairs and/or recently completed capital improvements
- Proposed Sources & Uses of Funds statement, including any financing commitments in place and a detailed breakdown of hard and soft project costs

Additional Information for Tax-Exempt Bond Credit Enhancement

- Copy of existing Trust Indenture (if applicable)
- Low-income occupancy restrictions

Additional Exhibits for Low Income Housing Tax Credit Properties

- Low income occupancy covenants and approved utility allowances
- Identification of tax credit purchaser
- Tax Credit Application (if available)
- Feasibility Study (if applicable)

For additional information visit www.redcapitalgroup.com or contact:

Red Mortgage Capital, LLC

Telephone: 800.837.5100

Fax: 614.857.1490 (Fannie Mae)

Fax: 614.857.1590 (FHA)

Kenneth H. Bowen

President

Red Mortgage Capital, LLC

khbowen@redcapitalgroup.com

800.837.5100

In its prequalifying review, **Red Mortgage Capital, LLC** will attempt to estimate both the loan amount and the fees and costs associated with the transaction. Actual loan amounts and actual fees and expenses may vary from the prequalifying estimates. A prequalifying estimate is not a commitment to make a loan.

RED CAPITAL GROUP Offices

Columbus, OH_Boston, MA_Chicago, IL_Charlotte, NC_Dallas, TX_Nashville, TN_Newport Beach, CA_Reston, VA_San Diego, CA

