



Minimum Stacking Order  
**Construction / Development / Rehab  
Project Documentation**

- Letter detailing the amount requested and specific use of funds
- Company/ Principal bio / resume with history and background of projects completed and / or properties owned/bought/sold. Please include size and nature of projects with dollar amounts
- Details of borrowing entity, if LLC, Corp., Trust, etc.
- Personal Financial statements on each principal or guarantor prepared within the last 90 days
- Legal description and/or complete physical description of the project; sq. ft., Lot Size, Year built, etc.
- Photos of property, including aerial photos if available (aerial photos are not required)
- Maps of region, district, and neighborhood
- Project pro-forma demonstrating BOTH stabilization lease up and sell out projections
- Copy of any pre-sale agreements or contract of sale with deposits
- Construction budget including line item cost breakdown with time line for completion
- Documentation of cash invested to date in the project (and original purchase price)
- Details of outstanding debt on the property or project
- Cost documentation for project including any detailed contractor bid(s)
- Copy of all construction contracts
- Bio / resume on contractor, financials and any contractor's bonding documentation
- Details of architectural firm, including all project plans, elevations, entitlements and permits
- Details of marketing plan including firm(s), flag hotel operators, retail tenants and leases.
- Executive summary with background and history of property, Principal's involvement, work completed
- Appraisal (MAI preferred, if available, dated ok) including rental survey, marketing time, etc.
- All environmental documents that may be applicable, dated ok; Phase I, II, etc.
- All applicable construction and development correspondence with city planning, permits, approvals, etc.

For large files go to <https://svsfinance.com/documents/> to utilize our Bulk File Uploader. Please provide files in PDF format.

Mat Piro, Principal

408.981.5051  
BRE#: 0091187

[mat@svsfinance.com](mailto:mat@svsfinance.com)



**Tailored Commercial Finance**

[www.svsfinance.com](http://www.svsfinance.com) [info@svsfinance.com](mailto:info@svsfinance.com)

Direct: 408.981.5051 • Fax: 408.465.5303