



GET YOUR LOAN APPROVED QUICKLY!

Your friendly team at **Atlanta Capital Lending (ACL)** wants to do all we can to make the *Borrower Approval Process* quick and easy for you. Follow these *Quick Steps*:

- ❑ **COMPLETE THE APPLICATION** – Complete our one-page application and return it to us (see attached). Contact us if it is not attached jessica@AtlantaCapitalLending.com
- ❑ **SEND US YOUR CREDIT REPORT** - You can get it from www.AnnualCreditReport.com. Forward the entire document to jessica@AtlantaCapitalLending.com. For your protection, we do not pull reports on your behalf.
- ❑ **SEND US A COPY OF YOUR PROPERTY CONTRACT** - We require that your closing take place at *Perrie and Associates*. An amendment to the contract may be needed after loan approval.
- ❑ **SEND US A SCOPE OF WORK & BUDGET** -We provide an easy fill in the blank spreadsheet for your scope of work (attached) to help us quickly review all work that will be done.
- ❑ **SHOW US YOUR SOURCE OF FUNDS** - In order to approve the loan we must ensure that you have your own funds ready to bring to closing. We lend 100% of the rehab costs and 80% of the purchase price. You need to bring 20% of the purchase price plus closing costs.

AFTER THAT...

- ❑ **WE'LL REVIEW THE DEAL** - Our evaluation of the loan cannot begin until we receive all documents above. Within one business day of receiving all the info, ACL should be able to give you an initial approval or response to your loan. We'll send you a *term sheet* listing the terms of the loan we are offering.
- ❑ **YOU SIGN THE TERM SHEET** - Just review, approve and send it back to us.
- ❑ **WE DO A PROPERTY SITE-VISIT** - Once we receive your approval of the term sheet, we will conduct a property site-visit. You won't need to request an appraisal!
- ❑ **REVISED TERM SHEET SIGNED** - If we need to change the terms of the loan based on our site-visit, we'll send you a revised term sheet for your review and approval. If we find that no changes are needed, we'll notify you that we are moving forward. If there is any amendment the contract needed, now will be the time to take care of that. Next, we will order title with Perrie and Associates who will close the loan and your purchase.

That's it. We're done!
If you have questions, give us a call! 470-239-8733