Fix and Flip Loan Checklist

Gather these before you ask for a fix and flip loan. A complete file covers the deal, the numbers, you and the exit, and it is what lets these loans move fast enough to compete with cash buyers, with closing in as little as 24-48 hours.

1. The deal

- ☐ Signed purchase contract, price and closing date
- ☐ Property address, type and number of units
- ☐ Current photos, inside and out
- ☐ Proof of the earnest money deposit
- ☐ Seller disclosures or inspection reports

2. The numbers

- ☐ After-repair value (ARV), backed by recent sales of similar homes nearby
- ☐ Rehab budget, line by line, with a contingency line
- ☐ Scope of work and the order of each phase
- ☐ Written bids for the work, if you have them
- ☐ Holding costs per month: loan payments, taxes, insurance, utilities
- ☐ Selling costs: commissions, closing costs, seller credits
- ☐ Your margin after every cost

3. You, the investor

- ☐ Government ID
- ☐ Three-bureau credit report with scores, pulled through naturallendingco.com/idiq (affiliate link; free reports are also at AnnualCreditReport.com)
- ☐ Bank statements showing cash for down payment, closing costs, rehab gap and reserves
- ☐ Track record list of past projects, or a note that this is your first deal

4. The entity

- ☐ LLC or corporation formation documents
- ☐ Operating agreement showing ownership
- ☐ EIN confirmation (free from the IRS)
- ☐ Certificate of good standing

5. Property checks

- ☐ Flood zone lookup (FEMA Flood Map Service Center)
- ☐ Insurance quote for a property under renovation
- ☐ Title: liens, judgments or open permits
- ☐ Permits your local building department requires
- ☐ Built before 1978? EPA lead-safe certification rules apply to paid work on painted surfaces

6. The exit plan

- ☐ Sell: target price from your ARV sales and typical time to sell
- ☐ Or refinance and hold: expected rent and how it carries as a rental
- ☐ Plan B if the sale takes longer or comes in lower

Ask before you sign

- ☐ Total cost, start to finish, including points and every fee
- ☐ Rehab money at closing or in draws? How are draws released?
- ☐ Extension terms if the project runs long
- ☐ Prepayment penalty or minimum interest
- ☐ Cash needed at closing

When it feels right: applying is free, with no hard credit pull to start. Apply and share your credit report, we review whether you qualify, and if you qualify you see your options and choose. Start at naturallendingco.com/apply or call or text (702) 625-2891.

Every funding decision is made by the lender. Options and terms depend on the deal, the borrower, the lender and your state. Education only, not legal, tax or financial advice. Sources: CFPB, IRS, SBA, FEMA, EPA (accessed November 25, 2026). Full guide: naturallendingco.com/learn/guides/fix-and-flip-checklist