

# PeachStone Capital, Inc.

*Atlanta's Hard Money Lender  
When timing is everything, we close!*

## Property Worksheet Checklist

**Please complete ALL requested information. Incomplete applications will NOT be reviewed!**

- \_\_\_\_\_ **Fully executed** purchase and sale agreement including all exhibits, addendums, contract assignments, etc. (contract must be legible and have signatures of all parties)
- \_\_\_\_\_ Pictures of the property
- \_\_\_\_\_ Contractor estimates

### Instructions for submitting pictures

Please take digital pictures of the front, back, right, and left side of the property. Please include pictures of all rooms in the house. Pictures must be of sufficient quality to give a thorough representation of the condition of property.

Pictures should be labeled so that it is apparent what the picture represents (e.g. living room, den, bedroom 1, bathroom 1, etc.). The preferred way to receive pictures is via a link to an online photo sharing website ([www.flickr.com](http://www.flickr.com), [www.picasaweb.google.com](http://www.picasaweb.google.com), [www.photobucket.com](http://www.photobucket.com), etc). Please **DO NOT** fax the pictures (faxed photos are not legible and will not be accepted).

If you can't provide photos of the property, please let me know and we can have my appraiser take photos of the property.

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## Property Worksheet

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Elementary School: \_\_\_\_\_

Bedrooms: \_\_\_\_\_ Bathrooms: \_\_\_\_\_ Square Feet: \_\_\_\_\_ Year Built: \_\_\_\_\_

Construction (brick, frame, stone, block, stucco, etc.): \_\_\_\_\_

Style (ranch, traditional, bungalow, split level, etc.): \_\_\_\_\_

Basement (full, partial, finished, craw, slab, etc.): \_\_\_\_\_ Stories: \_\_\_\_\_

After Repair Value \_\_\_\_\_

Purchase Price \_\_\_\_\_

Estimated Repair Costs \_\_\_\_\_

Closing Date \_\_\_\_\_

Average Days on Market (DOM) for the neighborhood? \_\_\_\_\_

Overall condition of the street and neighborhood (please circle):

Well Maintained | Decent | Poorly Maintained | Distressed

Please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Describe your plans to rehab the house: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please describe your exit strategy for this property (flip, rehab/retail, rehab/refinance, etc.): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If refinance, have you been preapproved for your take out financing? \_\_\_\_\_

\_\_\_\_\_

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<b>List of Repairs and Estimated Cost</b>	
<b>Description</b>	<b>Budget</b>
Security System	\$
Demolition	\$
Dumpsters	\$
Termite Inspection/Treatment	\$
Exterior Repairs	
Excavation & Grading	\$
Foundation <sup>2</sup>	\$
Framing <sup>2</sup>	\$
Roofing	\$
Insulation	\$
Windows (specify qty)	\$
Exterior Doors (specify qty)	\$
Locksets/door hinges	\$
Siding and Trim (specify qty and type: brick, hardiplank)	\$
Deck	\$
Driveway/Walkway/Patio	\$
Gutters	\$
Garage Doors	\$
Landscaping (provide scope of work)	\$
Plumbing <sup>3</sup>	
Septic Tank inspect/service	
Rough	\$
Final	\$
Fixtures (provide qty and unit cost)	\$
Tub/shower/faucet	\$
Toilets	\$
Sinks	\$
Faucets	\$
HVAC <sup>3</sup>	
Rough	\$
Final (condenser must be secured)	\$
Vent covers/grills	\$
Electrical <sup>3</sup>	
Rough	\$
Final	\$
Replace receptacles/switches	\$
Fixtures (provide qty and unit cost)	\$
Ceiling fans	\$
Light fixtures	\$
Can lights/trim	\$
Interior Repairs	
Framing	\$
Drywall	\$
Doors (specify qty)	\$
Locksets/door hinges	\$
Trim	\$
Fireplace	\$

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<b>List of Repairs and Estimated Cost</b>	
<b>Description</b>	<b>Budget</b>
Cabinets, Vanities, and Countertops	
Kitchen Cabinets (specify manufacturer/grade)	\$
Bath Vanities (specify qty and unit cost)	\$
Countertops (specify qty/type: granite, corian laminate, etc.)	\$
Painting	
Interior	\$
Exterior	\$
Flooring (specify qty and unit cost)	
Vinyl	\$
Carpet	\$
Tile	\$
Hardwood (specify qty and unit cost)	
Refinish	\$
New	\$
Hardware (mirrors, towel bars, etc.)	\$
Closet shelving	\$
Final Cleanup/Punchout	\$
	\$
	\$
	\$
	\$
	\$
<b>Total Estimated Rehab Costs</b>	<b>\$</b>
<b>Notes:</b>	
<ol style="list-style-type: none"> <li>1. <b><u>Draws will only be issued on work that is 100% complete. Borrower must provide contractor lien wavers for all labor and materials</u></b></li> <li>2. Any changes to the footprint or floor plan will require a drawing and permit</li> <li>3. Permit required</li> </ol>	