

DOCUMENTS REQUIRED PRIOR TO CLOSING

TCAP/Section 1602 Program

1. Building Permits
2. General Partner/Managing Member Certificate
3. Certified copy, including amendments, of the Articles or Certificate of Limited Partnership for Mortgagor
4. Copy of complete Partnership Agreement or Operating Agreement, including amendments, governing the Mortgagor
5. Certified copy, including amendments, of the organizational documents for all entity general partners or members of the Mortgagor
6. Evidence of authorization for TCAP and/or Exchange fund transactions from Mortgagor and General Partner
7. Certificate of Good Standing for Mortgagor, dated within 30 days of closing date
8. Certificate of Good Standing for all entity general partners or members of the Mortgagor, dated within 30 days of closing date
9. Owner Closing Certificate
10. Copy of complete Management Agreement between Mortgagor and the property management entity that will provide property management for the Development
11. Copy of General Contractor's Arkansas license
12. Copy of AIA Construction Contract
13. Copy of Architect's license
14. Copy of AIA Architect's Contract
15. Construction Schedule
16. Boundary Survey
17. Post Closing – As-built survey
18. Mortgage Title Commitment/Insurance Policy
19. Financial Statements of Mortgagor, General Partner of Mortgagor, Developer, and General Partner of Developer
20. Evidence of insurance (Acord 25) and post-closing a copy of Mortgagor's property hazard and general liability insurance policies
21. Certificate evidencing Contractor's workers' compensation insurance
22. Zoning confirmation letter dated within 30 days of closing
23. Guaranty
24. TCAP Agreement
25. TCAP Promissory Note
26. TCAP Mortgage