

An LLC is a non-corporate business whose owners actively participate in the organization's management and are protected against personal liability for the organization's debts and obligations. Domestic LLCs whose holdings are limited to the subject property or mortgage loan secured by the subject property are eligible subject to the requirements below:

- LLC must be formed in the same state where the property is located
- Must be legal in the state in which the LLC is being formed
- Maximum 4 members (all must be US citizens, permanent resident aliens or non-permanent resident aliens)
- Members of the LLC must be beneficial owners of the property
- The operating agreement must provide the term of the LLC and the members authorized to encumber the LLC as guarantors
- All members of the LLC are required to be borrowers on the loan and the guarantee the loan
- LLCs are acceptable in all lending areas and all occupancies
- The LLC must be a single purpose LLC, the purpose being to hold title to the subject property. It may perform ancillary functions to property ownership such as ownership of bank accounts related to the income and debt service payments of the property, but the LLC may not own other properties

***Foreign Nationals not allowed on loans funding in LLC or Corporations
- only allowed as individuals**

LLC documentation requirements:

- Articles of organization
- Operating agreement
- Unanimous consent & resolution to borrower
- SS-4 form listing tax ID number
- Certificate of good standing from the applicable Secretary of State's office
- Attorney opinion letter attesting the LLC meets the aforementioned requirements

Hometown Equity Mortgage LLC, dba the Lender NMLS 133519
25531 Commercentre Dr #110, Lake Forest, CA 92630
(833) 381-8733



Vesting in the name of a partnership or corporation is acceptable under the NONI-DSCR program only. These loans must be business purpose loans. The following standards apply:

- All owners/members with >25% ownership must be borrowers on the loan, meet credit requirements and be on the note
- All borrowers must sign the Occupancy Affidavit prior to closing

The following documentation is required for Partnerships or Corporations:

- Articles of incorporation
- Operating agreement
- Tax identification number
- Certificate of good standing from the applicable Secretary of State's office

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