

WRIGHT MORTGAGE COMPANY  
©CLARION MORTGAGE CAPITAL

*Integrity in Real Estate lending*

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### **Limited Partnership Document Requirement Outline**

**Limited Partnership** - For pre-approval, the following documents must be provided to Wright Mortgage Company to send to the Mortgage Lender for review and approval.

1. An opinion letter from the Limited Partnership's legal counsel. The opinion shall be addressed directly to **Wright Mortgage Company and its successors and assignees**. The opinion must be on letterhead, dated, signed and shall reference the name of the entity in which the opinion is offered.
2. Filed copy of the Certificate of Limited Partnership, including all amendments (or equivalent document required by the state to register an Limited Partnership.)
3. Certificate of Good Standing (or equivalent document) issued from the state in which the Limited Partnership is organized. The certificate cannot be dated more than 60 days prior to closing and must be provided regardless of the age of the company.
4. Signed Limited Partnership Agreement, including all amendments, attachments and scheduled, if any.
5. Resolution of Unanimous Consent of the Partners The resolution must specifically identify the property, approve the mortgaging of said property to secure the loan being obtained by the individual borrower and designate a member who shall execute the Mortgage/Deed if Trust documents on behalf of the company. It shall also include a witnessed incumbency signature section (designed person provides sample of his/her signature).
6. A complete Partner List showing all members and managers and their respective ownership interests.
7. Such other documents or certificates as reasonably requested by WMC/Mortgage Lender or required under state law.

If the property is located in a state other than the state in which the company is organized, the following documents issued from the state in which the property is located shall also be provided:

8. A filed Certificate of Authority (or equivalent document) showing the company is properly registered in that state.
9. A Certificate of Good Standing (or equivalent document) dated within 60 days of the loan closing.

If the company's ownership includes a non-natural person, document concerning that entity may also be required to be submitted for review.

At least one natural person with at least ten percent (10%) or more ownership interest in the Entity, must be a borrower. The borrower is a natural person who completes the loan application and whose social security number, employment, assets and credit are used to qualify for the loan. The borrower should not be confused with the mortgagor which is the Entity in which title to the property will be vested. The Entity will sign the Mortgage/Deed of Trust and related Riders and will be required to sign an Accommodation Rider. The Note, related Addendums, and all other closing documents, including all disclosures, will be signed by the qualifying borrower(s) in their individual names.

The HUD must be in the individual borrower(s) name(s).

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