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Construction Loan Document Checklist

Use this checklist to gather the documents typically required when applying for a construction loan. Requirements vary by lender and loan program - this is a general starting point, not a guaranteed or universal list. Check off each item as you gather it.

Personal & Financial Documents

- Government-issued photo ID (driver's license or passport)
- Recent pay stubs (most recent 30 days)
- W-2 forms (past 1-2 years)
- Federal tax returns (past 1-2 years, all pages and schedules)
- Recent bank statements (past 2-3 months, all pages)
- Asset statements (retirement accounts, investment accounts)
- Proof of employment (employment verification letter or recent offer letter)
- If self-employed: business tax returns, profit and loss statements, business license
- List of current debts and monthly obligations

Project Documents

- Signed construction contract with a licensed general contractor
- Detailed construction plans or blueprints
- Complete line-item construction budget or cost breakdown
- Construction timeline showing estimated start and completion dates
- Builder's license, credentials, and proof of insurance

Property & Land Documents

- Deed or purchase agreement for the lot
- Documentation of land value or available equity (if land is already owned)
- Lender-ordered subject-to-completion appraisal

Insurance

- Builder's risk insurance policy
- Homeowners insurance policy (effective at closing)

Loan Application Items

- Completed loan application
- Documentation of down payment funds
- Documentation of any required reserves