



1. Preliminary title report - Alta Title Commitment  
*(effective date must be within 60 days of closing)*
2. 24 months Chain of Title
3. Tax Certificate
4. Wire Instructions
5. Closing Protection Letter
6. Copy of Proposed Deed to be signed at closing if vesting is changing
7. Settlement agent must be based in the same state as subject property  
(or VMC management exception required).

Mortgagee for title & CPL to read exactly as below:

VELOCITY COMMERCIAL CAPITAL, LLC Its Successors and/or Assigns, ATIMA,  
2945 Townsgate Road, Suite 110  
Westlake Village, CA 91361

**Loan Number:** \_\_\_\_\_

**Subject Address(es):** \_\_\_\_\_

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

**Loan Amount:** \_\_\_\_\_

**Lender Fees:** \_\_\_\_\_

**Title Endorsements:** \_\_\_\_\_

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

#### FOR COMMERCIAL LOANS

- Environmental Lien Protection
- Contiguity (if multiple parcels but NOT Blankets)
- Mortgage Tax Endorsement -only for Alabama, Kansas, Minnesota, New York, Oklahoma and Tennessee
- Variable Rate-if applicable-THIS IS ONLY IF THE LOAN IS NOT A FIXED RATE LOAN

#### FOR 1-4 UNIT LOANS

- Environmental Lien Protection
- Contiguity (if multiple parcels but NOT Blankets)
- Mortgage Tax Endorsement -only for Alabama, Kansas, Minnesota, New York, Oklahoma and Tennessee
- Variable Rate-if applicable-THIS IS ONLY IF THE LOAN IS NOT A FIXED RATE LOAN
- PUD Endorsement-if applicable
- Condo Endorsement-if applicable

#### FOR ARV PRO LOANS

- Construction Loan – Loss of Priority Endorsement
- Disbursement Endorsement - Need as many as the number of disbursements allowed (Maximum of 3)
- Lender will accept Titles recommendations for the equivalence of either ALTA Endorsement listed above.