

# Florida Rental Property LLC & Financing Checklist

This checklist is designed for Florida real estate investors evaluating whether to put their rental property in an LLC for asset protection. It also highlights financing options available through GHC Funding.

- 1. Evaluate Risk: Consider tenant risk, property type, and market (Miami, Orlando, Tampa, Jacksonville, Fort Lauderdale).
- 2. Register LLC: File with the Florida Division of Corporations (Sunbiz) and appoint a registered agent.
- 3. Operating Agreement: Draft an LLC operating agreement outlining member roles and responsibilities.
- 4. Transfer Property: If property is already owned personally, transfer deed to LLC (consult tax advisor).
- 5. Separate Finances: Open a dedicated LLC bank account for rental income and expenses.
- 6. Insurance Coverage: Maintain landlord insurance and consider umbrella coverage even with LLC protection.
- 7. Financing Options: Explore DSCR loans, SBA 7a, SBA 504, and bridge loans through GHC Funding.
- 8. DSCR Requirements: Ensure property income covers debt obligations (minimum DSCR 1.0–1.25).
- 9. Tax Benefits: Leverage pass-through taxation and explore Qualified Business Income (QBI) deductions.
- 10. Compliance: File annual Florida LLC reports (~\$138.75) and maintain good standing with the state.

Tip: Setting up an LLC in Florida provides liability protection and tax planning benefits. Combine this with LLC-friendly financing from GHC Funding ([www.ghcfunding.com](http://www.ghcfunding.com)) or call 833-572-4327 to maximize your rental property strategy.