

Loan Program Highlights

Loans & Lines of Credit

A Loan: Is for one property...Get approved, buy, fix, flip, close, done!

A Line: Is for someone working on multiple properties at the same time, with each property requiring a separate loan, but having the ability to work several deals at the same time by borrowing within their line of credit!

Loan Amounts: Minimum Loan Amount \$50,000
 Maximum Loan Amount \$2,000,000 + on a case by case basis

Line Amounts: Based on a individual's background [not entirely credit driven]

Term: 3 months to 10 months [take-out loans, available for someone wanting permanent financing]

Rates: Starting at 12.99 % % depending on your credit score.

Up Front Fees: \$0.00, Zero, You shouldn't have to pay a fee, to apply for a loan!

LTV: Up to 80% of the purchase price.
 Up to 80% of the repair costs [with a repair schedule] Advanced in up to 3 draws.

Points: 4-5 points

Your Costs: 20% of the purchase price + 20% of the repairs, + Closing costs to buy and your selling costs [closing costs, realtor fees...etc], financing costs.

Shared Equity: Zero, None, Nadda...it's your deal, you earned the hugh profit! Now let's get busy and do another deal!

Prepayment Penalty: NONE! 3 month minimum term.

Experience needed: 3 or more successful rehabs.

Min Credit Score: 600, Above a 520 to 600, on a case by case basis.

Locations: Nationwide [49 Continental States, *Not* available in Michigan.]

Type of property: Single Family, Duplexes, Triplexes, Quads [4 units], Condo's
 At this time **NO** Multifamily [5 +] or Commercial of any kind [coming soon!]

Email me for a finance scenario for your next rehab,
and let me show you how inexpensive borrowing can be!