

**100% financing** of the purchase, cost of improvements and soft costs; lending up to 70% - 75% of the completed value of the project.

Completed value of the property will be determined by analysis of sales comparables and/or an appraisal. Loan shall be exclusively used to acquire, make improvements to subject property and to finance soft costs. Subject property must be 1-4 family non-owner occupied.

## **Loan Fact Sheet**

**Rehab Loan Term** – 9 Months

**Minimum Loan Amount** - \$50,000

**UP To 65% of ARV**

**Interest Rate** – Prime plus 5%. Minimum interest rate is 9.5%

**Commitment Fee** – 4.0%-5.0% of the loan amount \*

**Origination Fee** – An origination fee will be charged by referral source or Lender \*

**Documentation Fee** - A Documentation Fee of \$400.00 will be charged for each project. \*

**Repayment** – Monthly interest-only payments. Principal due at maturity. There is no prepayment penalty.

**Prior to Closing-** Title Insurance, Builder's Risk Insurance and Survey are required.

**Draws** – Draws are dispersed to the borrower in \$5,000.00 increments, unless otherwise approved, based on inspection progress. Each draw will require an inspection. Inspection fee is rolled into total loan amount.

**\* All fees rolled into total loan amount.**

We presently Lend in the Following States; Kansas, Missouri, Illinois, Indiana, Tennessee, Ohio, Pennsylvannia, New Jersey, New York, North and South Carolina

## **Borrower & Property Guidelines**

**Borrower** - The borrower may be an individual, LLC, C-Corp, S-Corp., partnership or trust. Personal guarantees for all owners will be required. Spousal guarantee is required.

**Credit History-** A minimum middle credit score of 680 for either spouse or partner.

**Property** - All properties subject to prefunding inspection.

**Additional Collateral** - A credit enhancement in the form of a mortgage on the borrower's primary residence is required. Mortgages on additional properties may be required.

**Completed Value** - Four sales comparables that are similar to the subject property in terms of size, future condition, bedrooms, bathrooms, amenities, etc. will be required. Comparables must be within a maximum of .5 mile of the subject property and less than six months old, unless otherwise approved. If an appraisal is required, the appraisal will be ordered by Lender. The cost of the appraisal is the financial responsibility of the borrower.

Guidelines as of 1/ 09. Terms and conditions are subject to change according to economic and market conditions.

## **To Apply: Your Checklist**

### **For First Loan or Prequalification**

#### **Completed Questionnaire/Loan Application**

##### **Bank Statements**

**Last two months**

❶ **Personal**

❶ **Business, if applicable**

##### **Tax Returns**

**Last two years**

❶ **Personal**

❶ **Business, if applicable**

##### **Borrower & Spouse Pay Stubs**

❶ **Two most recent**

##### **Personal Financial Statement**

##### **Schedule of Real Estate Owned**

**If Business Entity, provide articles of incorporation and operating agreement.**

**For Each Loan/Project**

**Description of subject target property (number of bedrooms, bathroom, square footage, etc.)**

**Four Sales Comparables indicating value of subject property when improvements are complete**

**List of Improvements with associated costs**

**Fully executed Purchase Contract with all addendums**

**Is seller HUD, Bank or other institutional foreclosure. Yes or No.**

**If no please provide name of seller and how long they have owned the property.**