

Funding Solutions Financial NATIONWIDE Hard Money Lender
Melvonne Loan Partner

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FIX & FLIPS / FIX & HOLD

75K – 1 Million

90% Acquisition

100% Rehab Funding

Up to 70% ARV

SFR, Multi Units 2-4, Mixed Use, Condos, PUDs, Commercial

Rates 9-11%

5 Million Dollar Line of Credit

50K – 5 Million

90% Purchase Price

100% Rehab

75% ARV

Close 24 hrs - 5 days

Rates 8-11%

No Source or Seasoning of down payment

Once approved, approved for on all deals for 12 months

No appraisals needed

New Construction

50% of Land and 100% Cost to Build

If you already own the land we give 50% credit

(Must have done 1 previously)

Cash Out Refinancing

We will process a refinance on a investment property already own to:

Help you access funds for investing

Get out a short term loan into a 30yr long term

Cash out to pay debt

Additional Benefits:

- 1 Day - 10 Day Closes
- NO SOURCE AND SEASONING OF FUNDS
- Super Fast Approvals (1 Hour)
- No JUNK fees
- Work with the Experienced and Inexperienced
- NO PERSONAL INCOME VERIFICATION NEEDED
- NOT Credit Score Driven