



SHORT-TERM MULTI-FAMILY LOAN PROGRAM

A hard money loan intended for new and experienced real estate investors seeking funding for 5+ unit apartments and mixed-use properties nationwide.

Benefits for Borrowers



QUALIFICATION

- 660 Minimum FICO Score
- 12 Months of Cash Reserves
- No Derogatory Public Records in the Past 2 Years



PRICING

- \$250,000 Minimum Loan Amount
- \$2,500,000 Maximum Loan Amount



LOAN TERMS

- \$100,000 Minimum As-Is Value Requirement
- 18 Month Term
- 6 Month Extension Available
- No Pre-Payment Penalty



FEES

- \$25 Credit Check
- Cost of an Appraisal
- Points at Closing
- \$995 Legal Fee at Closing



REQUIRED DOCUMENTATION

- Loan Application
- 1 Month of Bank Statements
- Corporate Documents



ELIGIBLE PROPERTIES

- 5+ Unit Apartments
- Mixed-Use Properties



LTV: FIX & FLIP

- *Purchase*: Up to 80% of the Purchase Price + 100% of Renovation Costs
- *Refinance*: Up to 75% of the As-Is Value + 100% of Renovation Costs
- *Cash-Out*: Up to 70% of the As-Is Value + 100% of Renovation Costs



LTV: STABILIZED BRIDGE

- *Purchase*: Up to 75% of the As-Is Value
- *Refinance*: Up to 70% of the As-Is Value
- *Cash-Out*: Up to 65% of the As-Is Value

Apply Today!



SHORT-TERM MULTI-FAMILY LOAN PROGRAM



Quick Close

Close in 2 to 3 weeks
or in as little as 10 days
on repeat business.



Easy

Low documentation
and simple application
process.



Transparent

All fees and
payments clearly
disclosed.

Fix & Flip

			MAXIMUM AFTER-REPAIR VALUE	MAXIMUM LOAN-TO-VALUE
Experienced Customer (Completed 5+ Flips in the Last 3 Years)	Light Rehab	Purchase	Up to 70% of the ARV	Up to 80% of Purchase Price + 100% of Renovation Costs
		Refinance	Up to 65% of the ARV	Up to 75% of As-Is Value + 100% of Renovation Costs
		Cash-Out	Up to 60% of the ARV	Up to 70% of As-Is Value + 100% of Renovation Costs
	Heavy Rehab*	Purchase	Up to 65% of the ARV	Up to 70% of As-Is Value + 100% of Renovation Costs
		Refinance	Up to 60% of the ARV	Up to 65% of As-Is Value + 100% of Renovation Costs
		Cash-Out	Not Permitted	Not Permitted
New Customer (Completed <3 Flips in the Last 3 Years)	Light Rehab	Purchase	Up to 65% of the ARV	Up to 70% of Purchase Price + 100% of Renovation Costs

*Rehab Budget is greater than or equal to 100% of "As Is" Value (for purchase & refinance) or purchase price (of a purchase), involves more than a 20% expansion of the property of at least 750 sq ft, or involves a change of use.

Stabilized Bridge

	MAXIMUM LOAN-TO-VALUE
Purchase	Up to 75% of the As-Is Value
Refinance	Up to 70% of the As-Is Value
Cash-Out	Up to 65% of the As-Is Value

