



A hard money loan intended for new and experienced real estate investors seeking funding for fix and flips nationwide.



Quick Close

Close in 2 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.

Benefits for Borrowers

QUALIFICATION		MAX LEVERAGE	
<ul style="list-style-type: none"> 650 Minimum FICO Score 3-9 Months of Cash Reserves No Derogatory Public Records in the Past 2 Years 		<ul style="list-style-type: none"> Purchase: Up to 90% of the Purchase Price Up to 100% of Rehab Costs Not to exceed 75% of the After Repair Value (ARV) 	
LOAN TERMS		ELIGIBLE PROPERTIES	
<ul style="list-style-type: none"> Purchase & Refinance \$75,000 Minimum Property Value 9-24 Month Term No Pre-Payment Penalty 		<ul style="list-style-type: none"> 1-4 Family & Multi-Family Real Estate Condos Townhomes 5+ Unit Apartments Mixed-Use Properties 	
REQUIRED DOCUMENTATION		PRICING	
<ul style="list-style-type: none"> Application 2 Months of Bank Statements Corporate Documents 		<ul style="list-style-type: none"> Rates Starting at 7.74% \$75,000 Minimum Loan Amount \$5,000,000 Maximum Loan Amount 	
FEES			
<ul style="list-style-type: none"> \$29.95 Credit & Background Check Cost of an Appraisal 		<ul style="list-style-type: none"> Points at Closing \$995 Legal Fee at Closing \$500 Processing Fee at Closing 	

Typical Loan Terms

EXPERIENCE	0 Properties	1-2 Properties	3+ Properties	10+ Properties
Interest Rate	Starting at 10.49%	Starting at 9.99%	Starting at 8.24%	Starting at 7.74%
MAX LEVERAGE	0 Properties	1-2 Properties	3+ Properties	10+ Properties
Purchase Price	85%	85%	90%	90%
After Repair Value	70%	75%	75%	75%

Contact Us!