

LOAN PROGRAM:

Currently, we originate and service loans in the following states/counties:

PA:

- Philadelphia County
- Lower & Middle Bucks Counties
- Delaware County
- South-East Montgomery County

NJ:

- Burlington County
- Camden County
- Gloucester County

MA:

- Norfolk & Suffolk Counties
- Bristol/Fall-River County
- Plymouth, Barnstable

PRIMARY REQUIREMENTS:

- ✓ COLLATERAL: Strictly, **Non Owner Occupied** single family, multifamily, mixed use/commercial
- ✓ LOAN SIZES: Between \$100K to \$800K {will lend up to 65% of IMPROVED value}
- ✓ DEPOSIT ON REHAB LOANS: 10% of the LOAN AMOUNT
- ✓ DEPOSIT ON NEW CONSTRUCTION: 50% deposit of LAND purchase price or 10% of FINAL loan amount. {whichever is higher}
- ✓ Liquid Assets {CASH ON HAND} equal or greater than \$40,000.00
- ✓ Primary Residence must be within 50-miles of subject property
- ✓ No Bankruptcy Filings within past 5-years
- ✓ First lien position ONLY

ADDITIONAL TERMS/REQUIREMENTS:

- ✓ Minimum 635 *low-score* credit {for loans that are intended for resale}
- ✓ Minimum 700 *low-score* credit {for loans that are intended for hold and rent}
- ✓ 6, 9,12,18 month Loan Terms {options to extend available}
- ✓ Amortization: Interest-only monthly payments {3-month minimum interest payments held in escrow}
- ✓ Interest rates between 13.00% to 14.50%
- ✓ Upfront points from 3.0% to 5.0%
- ✓ Minimum Earned Interest of 3-months (held in escrow, rolled into loan)
- ✓ We can close most loans within 1-week of clean title and receipt of **ALL** underwriting materials
- ✓ Bank Statements required prior to funding of all subsequent loans

ITEMS WE REQUIRE TO SCREEN / FUND EACH LOAN

- ✓ **\$250** Application Fee (will be credited to the setup fee if loan is funded)
- ✓ Current Tri-Merged Credit Report (less than 30 days old)
- ✓ Most recent 2-years tax returns available
- ✓ Personal Financial Statement
- ✓ 3-Months Bank Statements (investment, checking, savings, cash accounts, etc.)
- ✓ Fully Completed Project Summary & Draw Schedule (See "**FORMS & DOCS**" are on our website)
- ✓ A copy of the Agreement of Sale (unless property is already purchased)
- ✓ Usage of our title company unless bank is providing a free owners policy (REO sales only)
- ✓ Vacant Dwelling insurance to the amount of the loan or higher