

Great Credit Guaranteed Loans – Worldwide
for almost any real estate transaction

Mini-Perm \$1 million to \$3 million loan - 80%-100% LTC

Three (3) or five (5) strong U.S. Resident Guarantors required with 700 or better credit scores

- With 3 Guarantors, loan not to exceed 80% LTC all-in, and not to exceed 75% LTV
OR
- With five (5) Guarantors loan of 100% LTC all-in, and not to exceed 80% LTV
- For undeveloped land only, not to exceed 50% of lesser of the As-Is value or purchase price
- First position or 2nd position
- 9% to 12% interest per year and set after the underwriting
- Origination fee of 6 points excluding brokers, paid at loan closing
- Loan matures in 10 years (10/ 20)
- 20 year amortization
- Interest only payments year 1; amortizes beginning year 2.
- Interest reserve, if required, drawn from the loan proceeds at loan closing
- Prepayment penalty (PPP) is 5% of principal balance during first five years.
- Release clause of 85% of sale price if needed to sell portions of real estate
- \$5,000 underwriting fee due upon acceptance of the Letter of Intent
- Funding date of 45 days from Letter of Intent being accepted, allowing 30 days for appraisal

Submit for a quote:

1. -Brief executive summary briefly describing
 - (a) **The transaction** – purpose, loan amount, term, LTV, DSC, preferred closing date, drop-dead dates, etc.
 - (b) **The property** – location, type, size in sf, units, % occupancy, year built, land size in acres, quality/condition, significant issues, if any
 - (c) **The borrowers** – bio, background, experience, BK or other significant issues
2. Personal financial statement of each principal – **detailed on form that is provided**
3. Credit info on each principal; i.e. report “low 700’s” or “high 500’s”, etc. or submit complete credit report showing **all 3 credit scores** (trimerge) - *if below 680, provide written explanation.*
4. If purchase, purchase and sale agreement
5. Detailed sources & uses of funds schedule- in excel
 - a. If major rehab or construction, a detailed all-in construction budget – in excel
6. 6 color photos showing exterior and interior