



## Private Money Lending (PML) Funding Guidelines (September 2023)

### Loan Terms

- Residential single-family investment properties
- Funding Amounts \$10,000 – \$200,000
- Up to 6 months term
- 3-month extension available (based on project and qualifications)
- ARV (After Repair Value) greater than \$200k
- LTV (Loan-to-Value) up to 80% ARV
- Time to funding 5-10 Business Days (Standard)
- Expedited funding in fewer than 4 Days (0.5% expedite fee)

### Required Documentation

- A copy of your current Driver's License and Social Security Card
- Recent credit report (within 30 days) indicating a FICO score of 640 or better
- Verification of 6 months' interest and property insurance reserves
- Verification of 1/3 of repair allowance reserves
- Copy of most recent 60 days' worth of liquid asset statements (checking, savings, retirement, business accounts, etc.)
- Conventional loan pre-qualification letter (if exit strategy is Buy & Hold)

### Negative Items Not Accepted

- No Bankruptcies in past 2 years
- No Tax Liens
- No Income Garnishments
- No Active Lawsuits
- No Active Judgments

### Document Stacking Order for Funding

- Copy of fully executed purchase contract and/or contract assignment (signed by all parties)
- Copy of cleared earnest money check or deposit to wholesaler
- Comparable sales / CMA data prepared by a licensed Realtor or Appraiser
- Repair scope of work, Contractor's repair bid, and rehab timeline
- Title Commitment from title company
- Copy of closing documents and final HUD-1 statement from title company
- Property Survey
- Evidence of Property Insurance coverage
- Deal Analysis with Exit Strategy details
- Offer Memorandum (template will be provided by Lender)