



# FIX-AND-FLIP - RESIDENTIAL



**PROPERTY**  
1-4 UNITS RES

**LOCATIONS**  
NATIONWIDE

**LOAN SIZE**  
\$75,000-\$5M

**TERMS**  
9-24 MONTHS

**CREDIT**  
620+ FICO

**TAX RETURNS**  
NO

**RATE**  
9.95% +

**ORIGINATION**  
2% OR \$2,995

**PROCESSING**  
\$995

**PRE-PAYMENTS**  
\$0

**COMMITMENT**  
\$0

	BEGINNER INVESTOR	ACTIVE INVESTOR	ADAVANCED INVESTOR
<b>EXPIRENCE (SOLD IN LAST 3 YEARS)</b>	0-3 FIX & FLIP OR BRRRR	3-9 FIX & FLIP OR BRRRR	9+ FIX & FLIP OR BRRRR
<b>AR/LTV (AFTER REPAIR LOAN TO VALUE)</b>	UP TO 70% OF ARV	UP TO 75% OF ARV	UP TO 75% OF ARV
<b>INITIAL RELEASE (FUNDS AT CLOSING)</b>	80 % OF PURCHASE	85 % OF PURCHASE	90 % OF PURCHASE
<b>CONSTRUCTION (FUNDS POST CLOSING)</b>	100% OF COST	100% OF COST	100% OF COST
<b>INTEREST RATE (FUNDS POST CLOSING)</b>	13.95%	11.95%	10.95%
<b>STRATEGIES</b>	FIX & FLIP NO REHAB SHORT SALES WHOLETALE	FIX & FLIP ADD-A-LEVELS	FIX & FLIP ADD-A-LEVELS CONVERSIONS