



Private Money Lending Funding Guidelines

Type: Residential Single Family Investment Properties

Term: 1-6 Months based on qualifications & project

LTV and Terms:

- Up to 75% ARV (After Repair Value)
- Funding Amounts \$30,000 – \$90,000
- Pre-Payment Penalty (None)
- Lien Position 1st or 2nd Lien Position Ok
- Time to Funding 5-10 Business Days (Standard)
- Expedited Funding As Few As 4 Days (.50) Funding Fee

Documents Needed For All Loans:

- A copy of your current Drivers License and Social Security Card
- Credit Score 640 or above
- Verification of 6 months of interest payments
- Verification of 1/3 of the repair allowance
- Most recent 60 days' worth of bank statements

Negative Items Not Accepted:

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

Documents Required For Funding:

- Completed Offer Memorandum
- Copy of the fully executed purchase contract and or assignment (signed by all parties)
- Cleared earnest money check or nonrefundable deposit to wholesaler
- Evidence of Realtor Pulled Comparable Data
- Evidence of Contractors Repair Bid
- Title company Info or Title Search and Commitment
- Deal Analyzer or Similar