

Asset Based Capital, Inc Real Estate Lending

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STATED INCOME PROGRAM FOR INVESTMENT 1-4 FAMILY & CONDOS

Designed for investors seeking a simple financing solution with the flexibility to remain in the loan for up to 30 years.

- Great for qualifying W-2 and self-employed investors.
- Based on property value, not personal or property income.
- Best alternative to hard money loans.
- Available as a 3-year-fixed or 8-year-fixed loan, each amortized over 30 years.

Rate range:	7.50%-8.99%
Transaction Type:	Purchase, Refinance & Cashout
Loan Amounts:	\$75,000 to \$2,000,000(MAX LTV for loans of \$1mil to \$2mil is 65%-70%).
Loan to Value:	75% max on purchases. CLTV Maximum: 80% 70% maximum on refinances.
Amortization/Term:	30 year fully amortized; No balloons.
Index & Margin:	WSJ Prime. Margin: 5%
Prepayment Penalty:	3% for each year loan is fixed. Prepayment penalty buydowns also available.
DSCR Requirements:	<u>None</u>
Min. Credit Score:	650 middle. Lower scores possible, on a case by case basis and at reduced LTV.
Lending Coverage:	All states with the exception of: CA, AL, MI, MN, NH, NJ, IL, VT, ND, SD, HI, TN