



WOW! 100% Financing Opportunity

Agyrtis Lending
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True 100% Financing Opportunity:

Here are the conditions:

Fix/flip
100% purchase/ 100% rehab
Arv is 70%
Rates 10.5 to 11.5
3 lender Points
3 Originator Points
3 months reserves
Only thing at closing are closing costs
After a couple deals then rate drops to 9.99
Minimum Loan Amount \$100,000
Loan term 6, 8 or 12 months
Min FICO 700

*** Some Highlights ****

- **100% Financing** for Purchase and Rehab....up to 70% ARV
(Tiers vary based on credit/experience).
- **Liquidity:** Must have at least closing cost + 6 months reserves
(3 Months paid at closing).

- **Income:** *We are not a “Stated” loan BUT we do not have hard and fast DTI’s. We will back into Tax Returns – Schedule E’s, S-Corp income etc. to see cash flow.*
- **First time investors – no problem**

Other info:

- Co-Borrowers accepted to strengthen the over Credit, Income &/or Liquidity
- Draws unlimited. (This loan is interest as drawn)

The below outlines what we need for new submissions & closing (and pre-approvals/pre-qualifications).

- 3 months most recent consecutive months bank statements (both business and personal) ***(For a pre-approval, or if above 700 FICO we only need the last 3 months)***
- 1 years tax returns (both business and personal) ***(For a pre-approval, if above 700 FICO, we only need tax returns for last year).***
 - If 2020 returns are not complete, a business P/L in addition to 2019 returns
- 2 most recent pay stubs (if applicable) ***(For pre-approval, if above 700 FICO, we only need last pay stub)***
- Business entity formation documents showing who has authority to sign for the entity
- Copy of Driver’s License
- Copy of the agreement of sale ***(Not needed for pre-approval)***
- Scope of Work (for the Construction)
- Verification of experience (HUD, Information needed)

For first timers with this Funding, we charge a \$250 application fee. We never charge it again! This is for the cost of background and all.

27 states this is available

Colorado, Connecticut , Delaware, Florida, Georgia, Illionise, Indiana, Kansas, Louisiana, Maine, Maryland, Massachusetts, Missouri, New Hampshire, New Jersey, New York, S and N Carolina, Pennsylvania, Rhode Island, Tennessee, Virginia and WV, Washington State and Utah.

Call or text to coordinate a pre-application consultation or email team@agyrtis.com with the details of your investment opportunity for

a loan estimate. You may also use our pre-flight/loan intake document in the green section of www.agyrtis.com for questions which we need answers prior to providing a loan estimate.

We are always seeking financing opportunities to help our borrowers continue in their real estate investing success! **YOUR SUCCESS IS OUR SUCCESS!**

Have questions? Either respond to this email or contact Agyrtis Lending:

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