

SUBMIT LOAN DOCUMENTS TO:

I WILL FUND IT LLC

IWFI@PROTONMAIL.COM

Real Estate Loan Product Summary – Requirements & Documents

| | HARD MONEY BRIDGE LOANS (FIX & FLIP OR CASHOUT REFINANCE) | | RENTAL INVESTMENT PROPERTY LOAN | | COMMERCIAL PROPERTY MORTGAGE | | GROUND UP CONSTRUCTION LOAN PROGRAM | |
|---|--|---|---|--|---|---|---|--|
| APPROVAL AMOUNTS (\$) | \$100,000 - \$50,000,000 (Min. Property Value is \$150K) | | \$100,000 - \$50,000,000 (Min. Property Value is \$150K) | | \$100,000 - \$50,000,000 (Min. Property Value is \$150K) | | \$100,000 - \$50,000,000 (Min. Land Value is \$150K) | |
| LOAN-TO-VALUE (LTV) % RANGE | 65% to 80% (Up to 100% Rehab Funds) | <ul style="list-style-type: none"> • Credit Above 660 • Experienced Investor • Low-risk Property | 70% to 80% for Purchase | <ul style="list-style-type: none"> • Credit Above 680 • Experienced Investor | 70% to 75% | <ul style="list-style-type: none"> • Credit Above 660 • Income Producing • Low-risk Property | 75% to 85% LTC (Up to 100% Rehab) | <ul style="list-style-type: none"> • Credit Above 680 • Experienced Investor • Desirable Market Area |
| | 50% to 65% (Up to 80% of Rehab Funds) | <ul style="list-style-type: none"> • Low/No Credit • Limited Experience • High-risk Property | 60% to 75% For Cashout Refinance | <ul style="list-style-type: none"> • Credit Below 679 • Experienced Investor | 50% to 70% | <ul style="list-style-type: none"> • Credit Below 660 • Vacant Property • High-risk Property | 55% to 75% LTC (Up to 80% Rehab) | <ul style="list-style-type: none"> • Credit Below 680 • Limited/No Experience • High-risk Market Area |
| TERM LENGTH | 6 to 24 Months (Interest Only) | | 5, 7, 10, 15 and 30 Years | | 5 to 30 Years | | 6 to 24 Months (Interest Only Payments) | |
| INTEREST RATE % RANGE | 9.99% to 12% | <ul style="list-style-type: none"> • Credit Above 700 • Experienced Investor | 8.4% to 11.94% (5-10 Year Term) | | 8% to 10% | <ul style="list-style-type: none"> • Credit Above 680 • Income Producing | 7.9% to 9% | <ul style="list-style-type: none"> • Credit Above 680 • Significant Experience |
| | 12.99% to 18% | <ul style="list-style-type: none"> • Low/No Credit • Limited Experience | 9.94% to 12.24% (15-30 Year Term) | | 10%-14% | <ul style="list-style-type: none"> • Credit Below 680 • Vacant Property | 9% to 14% | <ul style="list-style-type: none"> • Credit Below 680 • Limited Experience |
| PRE-PAY PENALTY | Varies | | Yes, depends on loan term | | Yes, depends on loan term | | None | |
| FOREIGN NATIONALS | Eligible | | Ineligible | | Eligible | | Case by Case | |
| TIME TO CLOSE | 2 to 4 Weeks | | 3 to 4 Weeks | | 3 to 4 Weeks | | 3 to 6 Weeks | |
| DOCUMENTS REQUIRED FOR PRE-APPROVAL Rates subject to change! | <ul style="list-style-type: none"> • 1003 Real Estate Loan Application • 3 Months of Bank Statements • Purchase Agreement (if buying) • Recent Mortgage Statement (refi) • Recent Credit Report • Copy of Appraisal (if available) | | <ul style="list-style-type: none"> • 1003 Real Estate Loan Application • 3 Months of Bank Statements • Purchase Agreement (if buying) • Recent Mortgage Statement (refi) • Recent Credit Report • Rent Roll (if applicable) • Copy of Appraisal (if available) | | <ul style="list-style-type: none"> • Commercial Real Estate Loan Application • 3 Months of Bank Statements • Purchase Agreement (if buying) • Mortgage Statement (if refi) • Recent Credit Report • Rent Roll (if applicable) • Copy of Appraisal (if available) | | <ul style="list-style-type: none"> • 1003 Real Estate Loan Application • 3 months of Bank Statements • Investment History and Experience • Schedule of Real Estate Owned • Scope of Work and Use of Funds • Plans and Permits • Purchase Agreement (if applicable) • Recent Credit Report | |