



# PrivateLending

## FUNDING THOUSANDS OF LOANS SINCE ESTABLISHED

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BRIDGE



FIX & FLIP



NEW CONSTRUCTION



RENTAL



LAND



COMMERCIAL

## QUICK AND RELIABLE LOANS FOR REAL ESTATE INVESTORS

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7380 West Sand Lake Road #500, Orlando, FL 32819



786.780.1252



[contact@rbilending.com](mailto:contact@rbilending.com)



[rbiprivatelending.com](http://rbiprivatelending.com)  
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# BRIDGE LOAN

## BASIC LOAN CRITERIA

- Max Loan Amount: \$5,000,000
- Max LTV: 70%
- Rates starting at: 9.99%.
- Term: 1-2 years.
- No Prepayment Penalty.
- Loan Type: Interest Only payments.
- Balloon at maturity.

## ADVANTAGES

- Competitive rates.
- On average 24-48 hours for approval and 7-12 days to close.
- Flexible payment options, such as ACH, online payments or bank deposits.
- Domestic and Foreign National accepted.
- No fees if Loan is paid before maturity.

## PROPERTY TYPES

- Condominiums.
- Single-Family residences.
- 2 to 4 units.
- Townhouses.
- Condo - Hotels.
- Multifamily.
- Other property type case by case.

## REQUIRED DOCUMENTS

- Signed Credit Application.
- Last three (3) Bank Statement.
- Copy of Passport or Valid ID.
- Corporate Documents (if applicable).
- Purchase Agreement (if applicable).

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# RENTAL LOAN

## BASIC LOAN CRITERIA

- Max Loan Amount: \$2,000,000.
- Max LTV: 75%.
- Rates starting at: 6.99%.
- Term: Up to 30 years.
- No Prepayment Penalty available.
- Min DSCR of 1X.
- Option for Short Term Rentals Available.

## PROPERTY TYPES

- Condominiums.
- Single-Family residences.
- 2 to 4 units.
- Townhouses.

## ADVANTAGES

- Competitive rates.
- On average 24-48 hours for approval and 21-28 days to close.
- Flexible payment options, such as ACH, online payments or bank deposits.
- Domestic and Foreign National accepted.

## REQUIRED DOCUMENTS

- Signed Credit Application.
- Last three (3) Bank Statement.
- Copy of Passport or Valid ID.
- Corporate Documents (if applicable).
- Lease Agreement.
- Purchase Agreement.
- Property Expenses.

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# FIX & FLIP LOAN

## BASIC LOAN CRITERIA

- Max Loan Amount: \$5,000,000
- Max LTC: 85%.
- Rates starting at: 9.99%.
- Term: 1-2 years.
- No Prepayment Penalty.
- Loan Type: Interest Only (Non-Dutch) payments.
- Balloon at maturity.

## PROPERTY TYPES

- Single-Family residences.
- 2 to 4 units.
- Townhouses.
- Multifamily.

## ADVANTAGES

- Competitive rates.
- On average 24-48 hours for approval and 10-21 days to close.
- Flexible payment options, such as ACH, online payments or bank deposits.
- Domestic and Foreign National accepted.
- No fees if Loan is paid before maturity.

## REQUIRED DOCUMENTS

- Signed Credit Application.
- Last three (3) Bank Statement.
- Copy of Passport or Valid ID.
- Corporate Documents (if applicable)
- Purchase Agreement.
- Scope of Work/Budget.
- Borrower's Bio.
- General Contractor's Information.

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# NEW CONSTRUCTION

## BASIC LOAN CRITERIA

- Max Loan Amount: \$5,000,000.
- Max LTC: 82.5%.
- Rates starting at: 10.5%.
- Term: 1-2 years.
- No Prepayment Penalty.
- Loan Type: Interest Only Payments.
- Balloon at maturity.

## PROPERTY TYPES

- Single-Family residences.
- 2 to 4 units.
- Townhouses.
- Multifamily.

## ADVANTAGES

- Competitive rates.
- On average 24-48 hours for approval and 15-21 days to close.
- Flexible payment options, such as ACH, online payments or bank deposits.
- Domestic and Foreign National accepted.
- No fees if Loan is paid before maturity.

## REQUIRED DOCUMENTS

- Signed Credit Application.
- Last three (3) Bank Statement.
- Copy of Passport or Valid ID.
- Corporate Documents (if applicable).
- Purchase Agreement.
- Approved Plans by the City.
- Approved Permits by the City.
- Scope of Work/Budget.
- Borrower's Bio.
- General Contractor's Information.

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# COMMERCIAL LOAN

## BASIC LOAN CRITERIA

- Max Loan Amount: \$5,000,000
- Max LTV: 65%.
- Rates starting at: 10.99%.
- Term: 1-2 years.
- No Prepayment Penalty.
- Loan Type: Interest Only payments.
- Balloon at maturity.

## PROPERTY TYPES

- Offices.
- Warehouses.
- Retail Spaces.
- Other property by case.

## ADVANTAGES

- Competitive rates.
- On average 24-48 hours for approval and 7-12 days to close.
- Flexible payment options, such as ACH, online payments or bank deposits.
- Domestic and Foreign National accepted.
- No fees if Loan is paid before maturity.

## REQUIRED DOCUMENTS

- Signed Credit Application.
- Last three (3) Bank Statement.
- Copy of Passport or Valid ID.
- Corporate Documents (if applicable).
- Purchase Agreement (if applicable).

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