



Private Money

Private Money = Fast Closings

This is your most flexible option whether it's your first flip, a small deal, or if you just like less paperwork.

SPEED MATTERS. Typical close is 5-7 business days.

No Third-Party Appraisal required for most deals.

	Experienced	Survivor	Newbie	Green
Fix/Flip Sales, Past 2 Years	8+	3-7	1-2	0
(Purch + Rehab) to Cost	Interest Rate			
Up to 75%	12.00%	12.00%	12.00%	12.00%
75% to 80%	12.00%	12.00%	12.00%	
80% to 85%	12.00%	12.00%		
85% to 90%				
Max LTV to ARV	75%	70%	70%	65%

Just find your column.

Your max LTV depends on your experience level.

Credit Adjustments			
FICO	Interest Rate	% Financed	Max LTV
620-640	1.00%	- 5%	- 5%
600-620	2.00%	- 10%	- 10%
< 600	3.00%	- 15%	- 15%
Other Adjustments*			
5 DCP Loans Paid	\$500 off next closing		
5 DCP Loans Paid	Option to Finance Points & Fees		
Minimum Down Payment	\$12,500		
Minimum Equity	\$15,000		

Complete your application online, and upload your documents:

Congrats! Now all you need is the deal!

Required Documents
3 Months Bank Statements
Most recent tax return
Entity Documentation & Driver's License
Purchase Agreement
Scope of Work

Transactional Funding	
Loan Amount	Points/Fees
> \$100,000	2 points
< \$100,000	\$2,000
Loan Fee	\$0
100% financed including Title Co fees.	
No Credit check	
Docs needed: Two Purchase Agreements Entity Docs & Driver's License	

Loan Amount	Points/Fees
> \$100,000	4 points
\$70-100,000	\$4,000
\$50-70,000	\$3,500
\$30-50,000	\$3,000
\$20-30,000	\$2,500
<\$20,000	\$2,000
Loan Fee + Wire	\$ 130
Other Fees	NONE!

The usual disclaimers apply. Qualifications, fees, terms, and rates are subject to change without notice. This flyer is not intended to cover every detail. Information is current as of 11/1/2021.

Call and get your loan started!

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