Need rehab financing only to finish a property? Let us know if you need another option.

	Residential	Commercial	Fix & Flip (no/limited experience)	Fix & Flip (5+ flips in last 3 yrs)
Loan terms	**1 - 24 months**			
Interest rates	**Rates from 10.99 per annum, interest only**			
Property types	SFR	Retail, office, vacant land, multi-family (1-10+), mixed-use	SFR	SFR
Loan sizes	\$300k - \$3m+	\$300k - \$3m+	\$300k - \$2m (inc rehab)	\$300k - \$2.5m (inc rehab)
Borrower experience	No recent experience required.	No experience required, unless work is being done on the property.	No recent experience required, but need to see liquidity.	Experience needs to be verified.
Max LTV/Purchase	Up to 80%	Up to 70%	Up to 75%	Up to 80%
Min FICO	550	600	575	550
Rehab	N/A	Up to 80% of rehab costs	Up to 90% of rehab costs	Up to 100% of rehab costs
Max ARV	N/A	65%	70%	75%
Guarantor other	We have no 'Net Worth' test, no DTI test, nor income verification. PG's required from those with 20%+ interest in the borrower entity.			
Upfront fees	**None.** Origination fee is only paid upon the successful drawdown of the loan. However, you will be required to pay for an appraisal.			
Assigned appraisals	Assigned appraisals accepted within 90 days, except for cash-out refinances (where a new appraisal will be needed).			
LTV adjustments	If rural area, then reduce Day 1 LTV by 10%. If mid-construction, the works must be substantially (80%) complete and reduce Day 1 LTV by 10%. Vacant land <60% LTV.			
Constraints	All property types considered. If 'mid-construction', then the works need to be 'substantially completed'. We only lend on rehab, no ground-up construction. Multifamily needs a minimum value of \$70k/unit, and minimum size of 750ft2/unit. Vacant land should be located in the city center or near it (not in rural areas).			
Lender fee	\$1,950 up to \$1m, then 0.25% over \$1m (only payable upon successful loan drawdown), plus \$950 legals.			
Prepay fees	We do not have any prepayment penalties; however, there is a 30-day interest charge (if the loan is repaid before the end of the term).			
Where we lend	Actively lending in: Alabama, Arizona, California, Colorado, Washington D.C., Florida, Georgia, Massachusetts, Missouri, North Carolina, Oregon (commercial or residential 5+ units), South Carolina, Tennessee, Texas, Virginia, and Washington State.			
Other	**All loans must be for business purposes only (and we do not lend against a borrower's residence). Corporate borrowers only.** Entities associated with foreign nationals are acceptable. No borrower can have a tier 1 criminal history, nor any financial crime charges.			