



Our Goal: To Help Real Estate Investors Grow Their Portfolios!

[www.MorlinoandLathea.com](http://www.MorlinoandLathea.com) ▪ 973.509.1903

I get a lot of request for financing. Additionally, I get asked a lot of questions about investor financing. You may have asked me a question or two. Here are 7 common questions asked along with our most popular loan products.

1. What fix/flip and rental property financing do you offer for low credit score investors? Understand with lower score financing products, generally, LTVs & ARVs can be lower (higher down payments), and, points & interest rates are higher.

#### Fix/Flip 1:

**Credit Score: 600**

Property Type: 1 – 6 Units & Mixed-Use ▪ Loan Amount: \$75K - \$5M

Rate: 9% - 12% ▪ Term: 12 Months

Purchase Price: Up to 90% & 100% of Rehab Costs ▪ ARV: Up to 65%

Points: 3-4 ▪ \$20k Minimum Cash in Your Account

Close: 7 – 10 Days

Borrower Entity: Business Entity

Lending: CT, FL, MD, MA, NJ, NY & PA

#### Fix/Flip 2:

**Credit Score: No Minimum (But credit will be reviewed.)**

Property Type: SFR and 2 – 20 Units ▪ Loan Amount: \$50K - \$5M

Rate: 8% - 12% ▪ Term: 6 – 18 Months

Purchase Price: 90% & 100% of Rehab Costs ▪ ARV: 70%

Points: 3-5 ▪ Close: 14 Days

Borrower Entity: Individual or Business Entity

Lending: Nationwide except AK, HI, IL, MI, NV, ND and SD

## Rental Property 1:

### **Credit Score: 600**

Property Type: SFR, Condo, Townhouse, 2 – 4 Units ▪ Loan Amount: \$50K+

Rate: 7.5% - 8.5% (Lower rates for lower LTVs)

Term: 3, 5 and 7 years @ Fixed Rates

LTV: Up to 70% (Higher LTV with higher credit score)

Points: 1-2 ▪ PPP: 3 Years

Borrower Entity: Individual or Business Entity

Lending: AL, CO, CT, FL, GA, HI, ID, IL, KY, LA, MA, MD, ME, MS, NC, NH, NJ, NM, NY, OK, SC, TN, TX, VA, WA, WI, WV, WY

## Rental Property 2:

### **Credit Score: 600**

Property Type: SFR, Condo, PUD, Townhouse, 2 – 4 Units

Loan Amount: \$75K - \$1M ▪ Rate: 6.5%+ ▪ Term: 7 and 30 years

LTV: Up to 75% ▪ Points: 3 - 3 ½

PPP: 2% fee if paid off within the first 12-months

Borrower Entity: LLCs

Lending: AL, CO, CT, DE, FL, GA, HI, ID, IL, IN, KY, LA, MA, MD, ME, MI, MO, MS, NC, NE, NH, NJ, NM, NY, OK, OH, PA, RI, SC, TN, TX, VA, WA, WI, WV, WY

### **Investing in OR, ID, CO or TX? Inquire about our low score of 499 rental property product.**

Complete our [fix/flip scenario](#) ▪ Complete our [rental property scenario](#)

## **2. Do you offer no/low documentation and low score commercial financing?**

Yes, for multi-family (5+ units), apartments, retail, mixed-use & office deals. All Property Conditions, Low Fico Score OK, No Tax Returns, Vacant OK, No Debt Service, No Financials & Business Entities Only

Loan amount: \$100K+

Rate: 8-13%

LTV: Up to 70%

Financing is based on as is value or purchase price (refinancing) - whichever is lower. Each property will be evaluated on a case by case basis.

Financing is available in most states.

[Send us your scenario.](#)

**3.** Do you offer multifamily (5+units) financing with an LTV from 80%-85%?

Yes we do. **Up to 80% LTV**

Loan amounts: \$250K – \$1M

Rates: 6% - 7%

Credit score: 650+

Terms: 5 and 7 years fixed

PPP: 5% for first 5 years

Points: 1 to 2

Financing is available in most states.

[Send us your scenario](#)

**4.** What fix/flip financing do you offer for investors with no experience?

We offer a few programs. [Here they are.](#)

**5.** Do you offer 100% financing?

We offer a fix/flip joint venture program for investors looking for a partner.

[Here's information about that program.](#)

**6.** Do you offer financing for down payment on a property?

Yes we do. We offer an unsecured personal financing program for investors who require smaller amounts of cash to:

- Purchase properties - including purchasing properties at auctions
- Rehab properties
- Put a down payment toward properties.

### **A few things to know:**

Line of Credit - Loan amounts from \$20K - 50K - Rates are 5% - 12%

Term Loan - Up to \$100K - Rates are 5% - 25%

No cost to you until you have access to your funds.

There is a one-time fee that can be paid out of the proceeds of the loan amount.

Credit Score: 670+

Doesn't hurt your credit to learn your options.

Interested? [Let us know.](#) Need an amount of \$500k+? [Learn about the earnest deposit program.](#)

7. I need to refinance my rehabbed property. I decided to keep it to rent. What financing do you offer?

SFR up to 4 Units:

**30 days seasoning**

Up to 75% on Refi Cash-Outs

Loan amount: \$45K+

Minimum property value: \$75K

Rates from 5.975% - 8.425% (Depends on DCSR, score & LTV)

Credit Score: 660+

Financing is available in most states.

[Send us your scenario](#)

Commercial (multi-family – 5+ units):

**No seasoning**

Loan amount: \$100K+

Rate: 8-13%

LTV: Up to 70%

Financing is based on as is value or purchase price (refinancing) - whichever is lower. Each property will be evaluated on a case by case basis.

Financing is available in most states.

[Send us your scenario.](#)

[Share Your Scenario With Us](#) ▪ We're Ready to Close Your Next Deal

Questions? Call or Email us.

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