

Real Estate Investor Lending Options For Your Investment Strategy



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LOAN PROGRAMS

Diverse financing programs for your investment strategy:

#1: Fix/Flip

Residential Property type: 1-4 Family and **Commercial 5+ Units**

Loan Amount: \$75k-\$10M

LTV of Purchase price: up to 90% based on experience

Rehab amount: 100%

ARV: Up to 75%

Rate: 7%+

Term: 12 months

FICO: 620+

Lending in Most States

(icg-aug_2021)

[Complete our quick app for terms.](#)

#2: Fix/Flip

Residential Property type: 1-4 Family

Loan Amount; \$75k-\$7M

LTV Purchase up to 90% & Rehab 100% (Based on Experience)

ARV: Up to 75%

No required "as is" value as long as total loan amount (purchase & rehab) equals \$75K+

Rate 8.00%+

Term: 6-24 Months

FICO: 600+

Lending in Most States

(ff-aug_2021)

[Complete our quick app for terms.](#)

#3: Fix/Flip

Residential Property Type: 1-4 Family and Condos

Loan Amount: \$75K-\$3M

LTC: 80% of Purchase Price and Rehab Costs

ARV: 75%

Set Rates: 7.49% for FICO 700+ and 7.99% for FICO 650-699

Term: 12 Months

Option to Pay Lender Points at Maturity (Broker point(s) paid at closing)

No reserves required for experienced investor

No Junk Fees

Lending in Most States (No rural properties)

(vel-aug_2021)

Which one of our fix/flip programs will work for you?

[Complete our quick app for terms.](#)

#1 Rental Property

Residential Cash Flow Properties (Purchase & Refinance/Cash-Out)

NO Debt to Income (DTI) nor Debt Service Coverage (DSCR) Ratios, NO Points Option

Residential Property Type: SFR-4 units

Minimum loan amount: \$75K+

Purchase & Refinance LTV: 75%

Rate 6.74%+

Term: 30 Years

FICO: 650+

Lending in Most States

(vel-aug_2021)

#2 Long-Term (30 yr. Fixed) Rental Property

Residential Property Type: 1-4 Family Residential Properties; Warrantable Condos; Townhomes; Planned Unit Developments (PUDs) must be rented on long term lease
Vacation Rental Properties: Airbnb or seasonal rental property, minus 5% LTV.

Loan Amount: \$75k-\$3M

Minimum As-Is Appraised Value: \$100k

Purchase: Up to 80% LTV

Refinance: Up to 75% of the As-Is Value

Cash-Out: Up to 75% of the As-Is Value

Terms: 30 yr. Fixed, 3/1, 5/1, 7/1, 10/1 ARM

Rate: Starting at 5%

FICO: 650+

Lending in Most States

(360-aug_2021)

#3 Rental Property 30 Year Loans Including Vacation Rentals

Property Type: SFR-8 units Multi-family and Mixed-Use Properties

Minimum loan amount: \$75K+

Purchase & Refinance LTV: Up to 80%

Rate starts at 4.1% (Based on LTV)

Term: 30 Years

FICO: 680+

DSCR: 1.2+

Lending in Most States

(vis-aug_2021)

DSCR Example:

$$\text{DSCR} = \frac{\text{Monthly Rent} = \$1600}{\text{Monthly Expenses } \$950} = 1.68$$

Which one of our rental property programs will work for you?

Purchase: [Complete our quick app for terms.](#)

Refinance: [Complete our refinance quick app for terms.](#)

Commercial Multi-Family 2-20 Units

Minimum loan size: \$200K+

30 yr. fixed loan for 2-20 units

Rate starts at 3.5%

LTV: Up to 75% on purchase and refinance

No minimum DSCR required

FICO: 640+

Email us to request a rent roll to get a quote.

Are You a Veteran?

We've been invited to participate in a financing program for veterans who are real estate investors and small business owners. This specific personal unsecured funding program is a military program and only for veterans and various entities affiliated with veterans. Also military family members are also eligible.

Get pre-qualified for up to \$100K in unsecured funding.

- No collateral
- No proof of income
- Cash accessible credit lines and term loans
- Veterans can get funded on scores as low as 620-640 (active or retired military affiliation)
- No upfront fees
- No application fees
- One time fee only out of transaction amount
- Interest rates vary based on client's credit. Average rates range between 9%-19.99%.

Personal Unsecured Funding Requirements **(these are flexible depending on other factors):**

1. A minimum of 3 open, seasoned, primary revolving lines, not authorized user accounts
2. A minimum 680 credit score (unless client or family member is active or retired military then will consider a score of 620-640)
3. No more than 4 inquiries per bureau
4. Bankruptcy must be over 5 years
5. Recent late payments, judgments, liens, etc. are on a case by case basis

All we need for a quote to pre-qualify you is a recent (within 30 days) tri-merge credit report and 3 scores.

Resources to get your credit reports: www.scoresense.com or www.creditchecktotal.com The cost is only \$1.00 for 7 days. This represents a trial period. After you pull and download your tri-merge credit report (you must download each individual credit report), you should cancel the trial. Or, <https://www.morlinoandlathea.com/credit.html>

Can you qualify? Yes – Email us your recent (within 30 days) tri-merge credit report and 3 scores.

Questions? Email or call us.

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