



Lathea Morris

www.MorlinoandLathea.com ▪ 973.509.1903 Ext. 1#

Here are 3 fix/flip financing products for investors with no experience.

Program 1- Fix/Flip Residential up to 4 Units:

10% down payment (purchase and rehab costs) ▪ 90% LTV and 70% ARV (with a credit score of 680+) 15% down payment (purchase and rehab costs) ▪ 85% LTV and 65% ARV (with a credit score less than 680)

No minimum loan amount ▪ Property value \$70K+ ▪ Rates: 9.99% -12% ▪ 2-3 Points

13 month term ▪ No PPP ▪ Credit Score 600+ ▪ Business Entities Only

Nationwide Lending ▪ Close 10 Days - LMO2018

[Send us your fix/flip loan scenario](#)

Program 2 - Fix/Flip Residential up to 4 Units:

90% of purchase price ▪ 100% of rehab costs ▪ Rate: 10.99%

Or, 85% of purchase price ▪ 85% of rehab costs ▪ Rate: 8.99%

Minimum loan: \$100K ▪ Up to 65-70% ARV ▪ No PPP ▪ 3-4 Points

Credit Score 600+ ▪ 12 month term ▪ Close 10 -12 days - ICF2018

No Bank Statements ▪ No Tax Returns ▪ Stated Financial Statement ▪ No Sourcing of Funds ▪ No Reserves ▪ Business Entities Only ▪ Nationwide Lending

[Complete our loan submission](#)



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Program 3 – Fix/Flip Residential and up to 20 Units:

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

Property Type: Single Family - 2 up to 20 units ▪ Loan Amount: \$50K - \$5M

Rate: 8% - 12% ▪ Term: 6 – 18 Months

Purchase Price: 90% & 100% of Rehab Costs ▪ ARV: 70% ▪ 3-5 Points

Close: 14 Days - ECF2018

Borrower Entity: Individual or Business Entity

Lending: Nationwide except Nevada, South Dakota, North Dakota, Alaska, and Hawaii, Michigan and Illinois

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Real estate investors who want LOC financing but don't want this financing reported on their personal credit reports are applying for our Stated Income Business LOC - They're using the funds to:

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

Lending Overview

Credit Lines: \$20,000 - \$150,000

Interest: Some lenders offer 0% interest for first 6 - 12 months

After introductory period ends, rates start at 8.99%

Credit Requirements:

700+ FICO - If your credit score is between 400 - 699 FICO, a co-signer will be required and must have a 700+ FICO. The co-signer does not need to be affiliated with the business.

No Upfront Fees

One-time fee after approved for LOC

No income verification

No financial documentation required

No collateral required, this is an unsecured program

Business must be active for a minimum of 1 day

Must have legal US entity (LLC, Corporation, etc.)

Pre-Qualify Now

Any questions? Call us: 973.509.1903 Ext. 1# ▪ [Email us](mailto:) Or, at your convenience, schedule a time to speak with us: <http://tinyurl.com/Talk-Loan-Scenario>



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What You Can Expect From Us:

1. Fantastic customer service including timely responses and follow-ups.
2. If we can't offer a financing solution, we won't leave you hanging.

What's your investing strategy? Let Us Know.

Complete your strategy and investing profile:

www.morlinoandlathea.com/investor_strategy.html