



Lathea Morris

[www.MorlinoandLathea.com](http://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 - LMO2019

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

### **Program 2 - Fix/Flip Residential: SFR, Multi-Family 2+ Units, Condo & Mixed-Use:**

Up to 75-85%% of purchase price and rehab costs ▪ Rate: 8.5% - 11%

Minimum loan: \$100K ▪ Up to 70% ARV ▪ No PPP ▪ Credit Score: No minimum (Credit will be reviewed) ▪ Points: 1-2 ▪ Loan Cost: \$1900 (Slightly more for Multi-family 5+ units and Mixed –Use)

Close 3 -7 days ▪ Nationwide Lending - ACL2019

[Complete pre-qualification application](#)



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### **Program 3 – Fix/Flip Residential 1 to 6 Units & Mixed-Use:**

Credit Score: 600+

Loan Amount: \$75K - \$5M

Rate: 9% - 12% ▪ Term: 12 Months

Purchase Price: 90% & 100% of Rehab Costs ▪ ARV: Up to 65% ▪ 1-2 Points

Close: 10 Days - ABL2019

Borrower Entity: Business Entity

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

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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](http://www.morlinoandlathea.com/investor_strategy.html)