



Lathea Morris

www.MorlinoandLathea.com ▪ 973.509.1903 Ext. 1#

Here are 5 financing updates for fix/flip and minimal rehab for residential & commercial projects.

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%

13 month term ▪ No PPP ▪ Credit Score 600+ ▪ Business entities only

Nationwide Lending ▪ Close 10 Days

[Complete fix/flip loan scenario](#)

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

Up to 90% of purchase price ▪ 100% of rehab costs ▪ Rate: 6.99% ▪ 12 Month term ▪

Minimum loan: \$75K ▪ Up to 70% ARV ▪ No PPP ▪ Credit Score 600+ ▪ Close 5 -7 days

No Doc and Light Doc Options Available ▪ Nationwide Lending

[Complete fix/flip loan scenario](#)



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Program 3 – JV Fix/Flip Residential up to 4 Units:

This program is for investors with limited or no funds and looking for a partner.

JV lender will fund 100% of purchase, rehab, points, interest payments and closing costs up to 70% ARV.

Financing Details:

Loan amounts Up to \$2M

Rate: 9%

Up to 70% ARV

12 month term

No monthly payments

No PPP

Business entities only

No Min Credit Score (However, credit will be pulled.)

For additional information, [contact us.](#)



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Program 4 – Bridge Financing Residential up to 4 Units:

This financing is for properties that require minimal rehab.

12 & 24 months I/O payments ▪ 75% LTV – 65% Cash-out

Rates: 8.50% - 10.99% ▪ Credit Score 600+ ▪ Minimum loan: \$100K

No PPP ▪ No income stated or verified

Lending to: Individuals, Family Trust and Business Entities

Lending areas: FL, GA, NC, SC, VA, NJ and NY

[Complete fix/flip loan scenario](#)

Program 5 – Bridge Financing Residential and Commercial:

This financing is for properties that require minimal rehab.

Residential Property Types: SFR's – Condos – Condotels - Townhouses – 2 to 4 Units

Commercial Property Types: 5+ Units, Mixed Use, Office & Retail

Loan amount: \$50K - \$15M

LTV up to 75% and 80% with a 700+ credit score



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Program 5 continued:

Rates: 6.99%+ (Based on credit score and LTV)

Term 6 – 60 months

No PPP for 6 – 24 month terms

Credit Score 500+

Lending to: Individuals, Family Trust, Business Entities and IRAs

No Source or Seasoning of down payment up to 75%

No Bank Statements – Up to 75% LTV

Lending Area: CA, CO, MT, NM, OK, TX, WY

For additional information, [contact us](#) with your request or complete the loan scenario form for [rehab](#) or [commercial](#).



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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