



# PROGRAM DETAILS

## Overview

STARTING  
**7.62%**

30-Year Fixed Perm Loans are long-term loans used to purchase or refinance single properties. These loans are for properties and/or borrowers that just miss conforming PERM loan guidelines, usually due to low DSCR's (under market property income). This type of loan allows the user to attain competitive long-term financing with a fixed rate through the 30-year fixed term. Loans are fully amortizing over 30-years, with a prepayment penalty in most cases.

### Ownership:

Properties must be held in an LLC, partnership, trust, or other corporate structure.

### Reserves:

operating reserves required w/downpayment, if purchase.

### Loan Processing Fee:

between \$100 - \$500

### Appraisal & Closing Estimate:

Borrower pays 3rd party Appraisal and closing cost

- ☑ **Cross Collateralized** to \$5M
- ☑ **Eligibility:** Foreign Nationals Eligible
- ☑ No Seasoning Option

### Property Type:

SFR (1-4 Unit) , Multifamily (Up to 8 Units)

### Loan Amount

\$100k - \$3M

### Purpose:

Purchase or Refinance

### Term:

30 Year Fixed and Interest Only

### Doc Type:

Lite Doc - No Tax Returns

### Property Use:

Investment (Non-owner occupied)

### Max LTV:

80.00% of purchase

### Max LTC:

80.00%

### DSCR

1.0 Minimum DSCR

### Min Credit Score:

600+