



# RENTAL LOAN

## Residential

## PROGRAM DETAILS

### Overview

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.

#### Ownership:

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

#### Prepayment Penalty:

0-5 years, shorter prepay periods will have higher rates

#### Loan Processing Fee:

between \$400 - \$900

#### Appraisal & Closing Estimate:

Borrower pays 3rd party Appraisal and closing cost

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

STARTING

5.40%

#### Property Type:

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

#### Loan Amount

\$100k - \$3M

#### Purpose:

Purchase or Refinance

#### Term:

30 Year Fixed, Hybrid, 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+