

#### **DUANE WELLHOEFER**

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WE CLOSE LOANS IN 3 TO 5 DAYS!

# WHOLESALE Private Money Rate Sheet Fixed Rate Bridge Loan Programs

# **FIX & FLIP LOAN PROGRAMS**

## FIRST TRUST DEED PROGRAM

7					
	LTP	6 mo Term	1 yr Term		
	40%	8.50% @ 2.50 Pts	8.75% @ 2.50 Pts		
	50%	8.99% @ 2.50 Pts	9.25% @ 2.50 Pts		
	60%	9.50% @ 2.50 Pts	9.75% @ 2.50 Pts		
	70%	9.99% @ 2.50 Pts	10.25% @ 2.50 Pts		
	80%	10.50% @ 2.50 Pts	10.75% @ 2.50 Pts		
	90% *	10.99% @ 2.50 Pts	11.25% @ 2.50 Pts		

<sup>\*</sup> Max LTP - 90% of purchase price. Need to show 10+ flips. 700+ FICO. S. California or Bay Area ONLY 1st TD @ 80% and 2nd TD at 10%.

### **Program Highlights**

California properties ONLY!

Property Types: SFR, Condo, Townhome, 2-4 units, 5+ units, Commercial, Mixed units, Industrial, Office,

Self Storage, Retail

No Pre Payment Penalty

No Minimum Interest

Must show Flipping Experience

Future ARV Value must be supported Flipper must show the ability to complete rehab

Flipper must have a 650+ FICO and No Foreclosures in past 2 years to get LTP over 70%

Minimum loan amounts

\$50k - \$75K Max 55% LTP \$76k - \$99K Max 60% LTP

	Addons
650+ FICO	No Add On
600+ FICO	+25 bps (Max LTP 80%)
550+ FICO	+50 bps (Max LTP 70%)
500+ FICO	+75 bps (Max LTP 60%)

FEES				
	Underwriting	\$995	Tax Service	e \$150
	Loan Docs	\$595	Appraisal	\$200

#### BROKERS! Call today to discuss your loan scenario!

Business Purpose Only
 No minimum credit score - We consider:

• Fixed Rates - Foreclosures

• Cash out Available - Short Sales

• Flexible debt coverage ratios - Judgements

Make sense underwriting - Liens

• No Prepayment Penalty

• Amortized or Int. Only Payments

• Subordinate financing Considered

Purchase money, refinance and equity financing available

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