



Properties in Poor Condition

Deferred maintenance or tear-down, we offer financing options to fit most properties!

General Guidelines:

- Appraise the property “as is” with cost to cure
- Borrower must demonstrate sufficient liquid funds to repair/cure the property
- Cross-collateral option available in lieu of cash down payment
- Subordinate financing allowed
- 100% gift funds allowed

Cost to Repair	< \$20,000	\$20,000 - \$100,000	> \$100,000
Program	Gap	ALT-Rehab	Standard Portfolio
Program Guidelines	<ul style="list-style-type: none"> • Minimum 700 FICO score • Up to 80% LTV depending on FICO score, occupancy and loan amount • Maximum loan amount of \$5,000,000. 	<ul style="list-style-type: none"> • Minimum 700 FICO score • Up to 89.9% LTV depending on FICO score and occupancy • 25 year amortization • Maximum loan amount of \$750,000 • Fewer conditions than FHA 203K: <ul style="list-style-type: none"> • No General Contractor bids or architectural drawings • Payments are not secured or controlled • No appraiser inspections required during the course of repairs 	<ul style="list-style-type: none"> • No minimum FICO score • Up to 80% LTV depending on FICO score, occupancy, loan amount and condition of property • Maximum loan amount of \$5,000,000.

Additional underwriting conditions may apply. Please contact us to discuss your situation.



**FINANCE
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FOR REAL ESTATE PROFESSIONALS ONLY

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THE MODERN WAY TO MORTGAGE