

Multifamily Property Loans



For buyers or owners of apartment buildings or multifamily properties with 5 or more residential units.

No Lender Points

- Low Rates!
Visit FinanceFactors.com/wholesale for current rates
- Broker may add up to 1.0 borrower-paid point

Lock in a Low Rate

- Purchase, Refinance or Cash-out*
 - 10-year fixed rates and 5- or 7- year ARMs
 - 30-year amortization
- *Refinances of existing Finance Factors loans are not eligible

Multifamily Property Program Guidelines

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|---------------------------|--|
| Loan Amounts | \$250,000 to \$5,000,000 |
| LTV | Up to 70% Multiple properties as collateral allowed |
| Minimum FICO | 700 |
| Net Worth & Liquid Assets | \$500,000 min net worth \$50,000 min liquid assets (not including retirement) |
| Debt Service Ratio | 1.25 to 1.00 |
| Income | Income from the subject property cannot be the sole source of income |

Property and Borrower Guidelines

- Property or Apartment building must have 5 or more units
- Building(s) must be well maintained. Any deferred maintenance will need to be addressed
- Stable occupancy of the collateral over the past 2 years is required
- Entities acceptable with personal guarantors

Need an Exception? Call today to discuss your scenario. Our commercial loan officers are experts at finding custom, common sense solutions for uncommon lending problems!



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