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STATED INCOME MORTGAGES

PERMANENT COMMERCIAL MORTGAGE (INCLUDING 1-4 FAMILY RENTAL, NON OWNER OCCUPIED)

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| <ul style="list-style-type: none"> Loan sizes from \$25K to \$500K No up-front fees 25 year fixed rates starting at 8.5% Interest only available Flexible ARM's if necessary | <ul style="list-style-type: none"> 70% LTV, up to 80% with seller carryback Cross collateralization OK for higher LTV Minimum FICO of 600 required Property income must debt service 1.25 + |
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PERMANENT COMMERCIAL MORTGAGE (INCLUDING 1-4 RESIDENTIAL OWNER OCC. & AND NON OWNER OCC.)

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| <ul style="list-style-type: none"> Loan sizes from \$75K to \$5Mil (max \$2M on 1-4 investment units) 30 year loans 3 or 8 years fixed rate available Rates from 6.49% | <ul style="list-style-type: none"> Purchase and Cash-Out OK Max 75% LTV depending on property Minimum FICO of 650 required W2 or Self Employed OK Owner Occupied 2-4 investment units OK |
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COMMERCIAL SOFT MONEY BRIDGE LEND

- BRIDGE TO SALE
- WILL CONSIDER FICO LESS THEN 600
- NON-SEASONED-PROPERTIES (NO STABILIZED RENTAL INCOME YET)
- INTEREST ONLY 1 TO 5 YEARS
- LINE OF CREDIT OPTION

WHAT IS REQUIRED TO GET STARTED?

- LOAN APPLICATION
- COMPLETED 1003 FORM/PFS
- CURRENT CREDIT REPORT
- DESCRIPTION OF USE OF PROCEEDS
- RECENT PHOTO OF PROPERTY
- PURCHASE PRICE/AGREEMENT, REPAIR ESTIMATE
- INVESTOR EXPERIENCE IS IMPORTANT

COMMERCIAL HARD MONEY - FIX & FLIP

- MAX LOAN \$1,000,000
- NO APPRAISAL REQUIRED
- 6-12 MONTHS TERM
- NON-RECOURSE AVAILABLE
- TRUSTEE'S SALE OK
- FUNDING IN 24 HRS
- UP TO 90% OF PURCHASE AND/OR REPAIR*

*90%LTV ONLY AVAILABLE IN CA-AZ-TX-CO-UT
** NO VACANT LAND FINANCING

NOT ALL PRODUCTS ARE AVAILABLE IN ALL STATES. PLEASE INQUIRE FOR AVAILABILITY OF PRODUCT BEFORE APPLYING.

PROPERTY TYPES

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| <ul style="list-style-type: none"> 1-4 RESIDENTIAL RENTAL MULTY-FAMILY DAY CARE FACILITIES AUTO REPAIR SHOPS MIXED USE | <ul style="list-style-type: none"> HOTEL/MOTEL BED & BREAKFAST FUNERAL HOMES WAREHOUSE/LIGHT INDUSTRIAL OFFICE BUILDINGS | <ul style="list-style-type: none"> SELF STORAGE FACILITIES CAMPGROUNDS RETAIL/STRIP MALLS CHURCHES |
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FOR MORE INFORMATION OR TO SUBMIT A SIMPLE LOAN REQUEST PLEASE VISIT:

www.blanksfinancialsolutions.com or call **(888) 558-6185**