

WHY STAY IN HARD MONEY?

Our Real Estate Program is perfect for self-employed borrowers, or for borrowers who need competitive terms, but just miss qualifications for bank financing. Borrowers who are difficult to finance, desire a short term interest only bridge option; or who just want a quick, headache free close, are an excellent fit too! Purchase and refinance loans secured by residential and commercial property used for business or investment purposes are considered in markets nationwide. Loans are approved on stated information and underwritten with a common sense approach.

Stated Loan Program Guidelines:

- **Minimum loan size must be \$150,000+**
- Property minimum appraisal > \$150,000+
- **Credit Score - 650 Minimum**
- Commercial & SRF (investment NOO only) - Multifamily, Retail, Office, Warehouse, Industrial, Hotels, Self-Storage, and Special Purpose.
- **No Income Verification - Simple Documentation - No 4506 or Tax Filings needed!**
- Loan can be made to individuals and entities like corporations, partnerships and LLCs.
- **LTV 60 - 75% of appraised value driven by score and property type.**
- **Loan amount driven by property Cash flow which must cover debt - 1.2 times.**
- Interest Rates from 7.5% for 3-8 years then set to 4% over prime.
- Prepayment Premium - 3% for 3 years.
- Costs are Appraisal, Loan fee of 2%, Escrow, Title and Underwriting.
- Assumable - Loans are assumable at Lender's discretion.
- Demographics of property location must exceed 25,000 city population.
- No limit to properties owned.

Contact us today for your free loan consultation!



279 W. Prairie Shopping Center | Hayden, ID | 83835
208-243-9428 | ElkhornFunding@gmail.com