

Lending Criteria

Borrower Criteria

- Minimum Credit Score of 620
- Minimum of \$15,000 or more in a Checking, Savings, IRA and/or 401(k) accounts
- No Recent Bankruptcy or Foreclosures
- Tax Returns (last 2 years)
- Non Owner-Occupied properties only.
- Borrower Entity: LLC, LP, GP, Corporation and Trusts
- Letter of good standing from the Texas Secretary of State
- Certificate of Account Status from the Texas Comptroller of Public Accounts
- Corporate Documents (Partnership Agreement, Operating Agreement, Articles of Incorporation, Certificate of Formation)
- EIN form from Internal Revenue Service
- W9 Form
- Copy of the Company 3 most recent month's bank statements (all pages), checking, savings, money market, certificate of deposit, etc.
- Fully executed purchase agreement including all addenda, assignments and signatures.
- Title company contact and title commitment
- Detailed Renovation Budget along with bids from contractors

Areas Served

- Properties should be located in Texas

Loan Terms and Fees

- No up-front fees are required.
- A mortgagee's title policy is required.
- An insurance policy is required on all loans for the term of the loan.
- Up to 85% of the Purchase Price
- Up to 90% of the Repairs
- Up to 70% of the After Repaired Value (excluding points & fees), not to exceed 100% of cost.
- 9 and 12 Month term
- 3 Month optional extension (extension fees apply)
- 9.95% - 13.95% interest-only payments (ACH Required)
- 2.5 to 5 points Origination Fee
- Inspection Fee: \$250 - \$450 / inspection
- Loan Package Fee: \$875 - \$2,499 (Application, Doc Prep, Admin, Underwriting, Loan Commitment, Loan Processing, Funding)
- Lender Discount Fee: 1% / 1 point
- Credit Report Fee: \$40 / Each Member
- Flood Certificate Fee



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Appraisals / Insurance

- All loans require a third-party appraisal
- All appraisals will be based on After-Repaired Value (ARV)
- Appraisals must be ordered by our company and paid by the borrower.
- We will request an AMC Appraisal. “As-Is” and “After Repair Value”
- Insurance premiums are to be paid in full at closing. NO EXCEPTIONS.
- Dwelling only coverage must include vacancy and vandalism riders.
- A builder’s risk policy is preferred for rehabs over \$20,000.
- If a borrower has a blanket policy, the insurance agent must provide proof of insurance showing the addition of the new property and showing proof of in-force blanket policy.
- Replacement cost coverage is required.
- The lender must be named as loss payee and additional insured.
- Borrower MUST provide a minimum 12-month insurance policy to be paid in full at closing. Borrower’s insurance agent should provide a certificate of insurance or evidence of insurance, including invoice, to our processing department prior to closing.

Guarantee

- First Deed of Trust Liens Only
- All principals of the LLC will sign a personal guarantee.