

INVESTOR LENDING PROGRAM

Fix & Flip Financing

Short-term capital to acquire, renovate, and resell.

Designed for real estate investors acquiring and renovating non-owner-occupied properties for resale, from light cosmetic work through heavy rehab. Non-owner-occupied only; first-lien position typically required.

WHO IT'S FOR

- ✓ Residential rehabbers & resellers
- ✓ Investors with a defined exit
- ✓ Light- to heavy-rehab projects
- ✓ Repeat and emerging operators

ELIGIBLE USES

- ✓ Purchase & delayed purchase
- ✓ Rate-and-term refinance
- ✓ Cash-out refinance
- ✓ Rehab bridge financing
- ✓ Value-add investment financing

GENERAL PROGRAM FEATURES

- ✓ Short-term, interest-only structures
- ✓ Up to 90% LTC on select qualified files
- ✓ Up to 75% LTARV on select qualified files
- ✓ Rehab budget financing (subject to approval)
- ✓ Experience-based leverage

REQUIRED DOCUMENTS

- ✓ Purchase contract
- ✓ Scope of work & rehab budget
- ✓ Experience / track record
- ✓ Bank statements & entity documents
- ✓ Estimated ARV support

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