



Properties in Poor Condition

Deferred maintenance or tear-down, we offer financing options to fit most properties!

General Guidelines:

- ◆ Appraise the property "as is" with cost to cure
- ◆ Borrower must demonstrate sufficient liquid funds to repair/cure the property
- ◆ Cross-collateral option available in lieu of cash down payment
- ◆ Subordinate financing allowed
- ◆ 100% gift funds allowed

Cost to Repair	< \$20,000	\$20,000 - \$65,000	> \$65,000
Program	Gap	ALT-Rehab	Standard Portfolio
Program Guidelines	<ul style="list-style-type: none"> ◆ Minimum 700 FICO score ◆ Up to 80% LTV depending on FICO score, occupancy and loan amount ◆ Maximum loan amount of \$5,000,000. 	<ul style="list-style-type: none"> ◆ Minimum 700 FICO score ◆ Up to 89.9% LTV depending on FICO score and occupancy ◆ 25 year amortization ◆ Maximum loan amount of \$750,000 ◆ Fewer conditions than FHA 203K: <ul style="list-style-type: none"> ▶ No General Contractor bids or architectural drawings ▶ Payments are not secured or controlled ▶ No appraiser inspections required during the course of repairs 	<ul style="list-style-type: none"> ◆ No minimum FICO score ◆ Up to 80% LTV depending on FICO score, occupancy, loan amount and condition of property ◆ Maximum loan amount of \$5,000,000.

Additional underwriting conditions may apply. Please contact us to discuss your situation.



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