



## SHORT-TERM FUNDING GUIDELINES

Do you need funding to close that “sub2” deal but need to find a new end buyer? Maybe you need someone to fund those rehab expenses? **We specialize in SHORT-TERM funding for real estate investors.** Let us be your funding partners so you can quickly acquire more creative real estate deals!

Funding Term:	1-6 months
Property type:	1 to 4 family; Condos and Townhouses
Minimum Credit Score:	680 or higher (may be lowered depending on experience level and risk of deal)
Funding Amounts:	\$10,000 to \$100,000
Interest Rate:	1.25% to 1.75% monthly (rate determined on experience, risk of deal, and past performance)
Origination Fee:	\$1,500
Document Fee:	\$500
Payments:	Monthly interest only payments will be required (fees may be paid at end of funding term)
Funding Time:	7 business days assuming all required information is submitted and accurate.
Security:	An executed promissory note and deed of trust/mortgage against the real property will be used as collateral to secure the funds. Must be first or second lien position. Additionally, a personal guaranty (or additional collateral) will be required. The collateral property cannot exceed 90% LTV total.
Funding Locations:	We currently provide funding in Alabama, Arizona, Arkansas, Georgia, Illinois (excluding greater Chicago area), Iowa, Missouri, Mississippi, Tennessee, Texas, and Wyoming

### Required Documentation:

- Submitted application/information that includes all of the deal calculations based on the particular exit strategy. This will include a criminal and credit check conducted by a third party and require a fee (only required for the first funding request).
- Current property valuation must be submitted. This valuation may be a CMA of at least three (3) other like properties (if requesting rehab funding, the comps must be for properties in updated condition to determine ARV). We reserve the right to require a full appraisal if the submitted comps do not demonstrate a clear fair market value.
- Corporate documents (articles of incorporation, operating agreement, EIN, certificate of good standing)
- Copy of photo ID for person signing documents on behalf of the company
- Hazard insurance indicating additional loss payee
- Title insurance policy and contact information of closing agent with title company



**NOTE: All Sub2Empire Creative Finance Academy students will receive preferred lending rates and terms.**

## **SAMPLE FUNDING DEAL 1**

Property Address: 123 Oak St, St Louis, MO 63129

Funding Purpose: Acquire and close a “sub2” property

Funding Amount: \$25,000

Interest Rate: 1.25% monthly, or \$312.50 per month

Loan Term: 3 months

Origination Fee: \$1,500

Document Fee: \$500

TOTAL AMOUNT DUE AND PAYABLE DURING LOAN TERM: \$27,937.50

To put that in daily rate terms, you paid less than \$33 per day to use \$25,000 to acquire a “sub2” property.

## **SAMPLE FUNDING DEAL 2**

Property Address: 1991 Main St, St Louis, MO 63011

Funding Purpose: Obtain funding for fix and flip property

Funding Amount: \$40,000

Interest Rate: 1.5% monthly, or \$600 per month

Loan Term: 6 months

Origination Fee: \$1,500

Document Fee: \$500

TOTAL AMOUNT DUE AND PAYABLE DURING LOAN TERM: \$45,600.00

To put that in daily rate terms, you paid just more than \$31 per day to use \$40,000 to complete a fix and flip property.