

TODAY FUNDING

FINANCING FOR RENTAL PROPERTIES

We are now offering asset-based loans for rental properties. These loans, tailor-made for residential real estate investors, do not require W-2's, tax returns, or personal income.¹

Single Rental Loan¹

- Single loan for single rental property.
- 30 year term with full amortization and fixed rate.
- Loan amounts \$75,000 - \$750,000.

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Insert
headshot

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Portfolio Rental Loan¹

- Blanket loan for 7+ rent-producing doors.
- 5- or 10-year term, fixed rate.
- Loan amounts \$700,000+.

See other side for important disclosures.

TODAY FUNDING

FINANCING FOR REAL ESTATE INVESTORS

	SINGLE RENTAL LOAN	PORTFOLIO RENTAL LOAN
Description	Single property loans to both novice and seasoned investors	Blanket loan for 7+ rental units to experienced investors
Loan Size	\$75K - \$750K	\$700K+
Term & Amortization	30 year fixed, full amortization	<ul style="list-style-type: none"> • 5 or 10-year term with balloon due at end of term • Amortization up to 30 years, with interest-only option available²
Max Loan-to-Value (LTV)	<i>Purchase:</i> Funding up to 80% of purchase price or appraised value <i>Refinance:</i> Funding up to 75% of appraised value ³	<ul style="list-style-type: none"> • Amortized Loans: 75% LTV • Interest-Only Loans: 70% LTV²
Rates	6.50% - 9.00%	6.00% - 7.50%
Cash Flow Requirement	≥ 150K value: Max 85% PDTI < 150K value: Max 70% PDTI	Min Debt Service Coverage Ratio: 1.15x (1.20x for interest only)
Borrower	Individual or LLC Credit 660+	LLC Credit 660+
Property Types	Non-owner occupied: Single family residences, 2-4 family units, Condos, Townhomes, Multi-family 5-20 units (only for Portfolio Rental Loans)	