



November – December 2011 Rehab Niche Sheet

- Nationwide Rehab Private Money Loans for 1-4 Units & Commercial Real Estate
- Non-Owner Occupied Only - No Primary Residences Please

Terms

- Loan Minimum is \$100,000 (see example below)
- 60% Purchase Price + Rehab Costs = Total Purchase Price
- 12 – 18 Month Terms Available
- Investor Fees Start at 4% Points / Broker Points up to 3%
- Loans up to \$1,000,000 US Dollar
- Rates from 12% Interest Only
- Quick Close 10-15 Business Days
- NO Prepayment Penalty

Guidelines (Case by Case)

- No Equity Cushion
- Minimum AS-IS Purchase Price \$130,000
- Maximum Rehab is 30% of Purchase Price + Rehab Costs (Total Cost)
- Strong Ability to Debt Service Required
- Strong Experience Set Required
- Strong Ability to Exit the loan Required
- NO Bankruptcy or Foreclosure within the Past 36 Months
- Down Payment Must be Seasoned for 3 Months, No Gifts or Loans Allowed

Sample Loan

ie: \$130k (Purchase Price) + \$39k (30% Rehab) = \$169,000 Total Cost
Loan: \$169,000 x 60% LTV = \$101,400 Loan Amount
\$67,600 + 3rd Party Closing Fees Due from Borrower



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Documents Needed for a Commitment – [See links](#)

1. Appraisal or Pictures
2. [1003](#) or [Personal Financial Statement](#) (see link)
3. Credit Report
4. [Rehab Cost Breakdown](#)
5. Resume – Letter of Experience
6. Executed Purchase Contract – Purchase Only
7. [Loan Submission Form](#)

Brokers Always Protected

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