

Small Balance Commercial Loans

- **Property Types: All types except**

Gas stations, Assisted Living, Land, Metal Stamping, Anything with Heavy Chemical Use

- **Loan Amounts: 100k-400k**

- **LTV: 70% Max on strongest property and borrower. Prefer 60-65%. Max 55% Restaurant and Max 60% Auto related and Max 60% Church Par Rates:**

Adjusted quarterly and amortized over 25 yrs – Call for real time quote

Fixed Rate amortized over 25 years - Call for real time quote

- **Seasoning: 2 yrs is Mandatory**

- **Sourcing of Funds: Mandatory and important. Must be able to explain large deposits. Must make sense.**

- **States NOT allowed: MI, OH, NV, HI, AI, AK, VT, WV**

- **Prepay Penalty: Step Down 5, 4,3,2,1**

- **No upfront fees-Standard Fees Are: 750.00 Doc, 750.00 Environmental, 205 Tax Service, + Title. Appraisal paid COD**

- **Escrows: Taxes Only**

- **Credit Notes: 600 + scores only. <600 must have verification and explanation of major life event to consider. No mortgage lates in general. No foreclosures and BK will be considered if +600 score and have perfect mortgage history. This is a full recourse loan.**