



**LEVERAGE**  
CAPITAL NETWORK

**Fix & Flip Financing**

Get Pre-Approved Today!

[LeverageCapitalNetwork.com](http://LeverageCapitalNetwork.com)

<b>Term</b>	13-month, interest only, no pre-payment penalty
<b>Property Types</b>	1-4-Unit non-owner-occupied investment properties (residential)
<b>Borrower Types</b>	LLC, LLP or Corporation
<b>Loan-to-Cost (LTC)</b>	<p><b>90/100 Program:</b> 10% down to purchase the property with 100% rehab financing. (available based on experience)</p> <p><b>90/90 Program:</b> 10% down on the total project cost, we fund 90% of the purchase price &amp; 90% of the rehab cost. (available to first timers/less experienced borrowers)</p>
<b>Loan Amounts</b>	\$50,000 - \$7,000,000
<b>Loan-to-Value (LTV)</b>	Up to 70% ARV (75% in CA)
<b>Interest Rates</b>	7.9% and up (based on experience)
<b>Closing Timeframe</b>	7-10 business days from submission to close
<b>Closing Costs &amp; Fees</b>	<ul style="list-style-type: none"><li>• Loan origination: 2 points and up</li><li>• Underwriting: \$995 (flat fee)</li><li>• Appraisal</li></ul>
<b>Asset Requirement</b>	Reserves: need to show 10% of the rehab budget + 6 months payments (reserves do NOT have to be seasoned)
<b>Minimum Credit Score</b>	600