

AF Hard Money

1-866-444-4944

WE FUND LOANS NO OTHER LENDER CAN!

Hard Money Program Highlights

- Residential/Commercial Loan amounts to \$1,000,000
- Investment property and non-owner occupied units – OK
- Bankruptcy & foreclosure OK
- 1/29 Arm
- Interest only available
- No employment verification
- No additional security required
- No mortgage or credit history required
- No max cash out
- No seasoning on title required

O/O	Margin	Rate	LTV	Broker Pts.	Pre-Pay
	5.0	10.99	Up to 60%	2.5	1yr- 5%
N/O/O >550 Fico	5.0	12.99	Up to 60%	2.5	No PPP
1/29 ARMS	Floor Rate= Start Rate · Index: Wall Street Prime / No Balloon Payment 1 year prepay penalty Equals 5% of loan balance for owner occupied refinance only				

	Margin	Rate	LTV	Broker Pts.	Comments
Mobile Homes	6.0	12.99	50%	2.5	Mobile Homes must be double- or triple-wide, attached to land, skirted, no more than 15 years old, and include land.
Lots	6.0	14.99	30%	2.5	Residential lots must be developed with roads and utilities.

Commercial Properties	6.0	12.99	60%	2.5	1/29 ARM 1yr. PPP
Purchases O/O N/O/O	5.0	10.99 12.99	* 60%	2.5	*Purchase loan amount is calculated by the lower of: 60% of purchase price or 60% of appraised value

Currently Not Funding In: Duval, Dade, Broward & Palm Beach Counties

Adjustments

Type	Fee
Loan Amount Loans > \$600,000 (50% Max LTV)	1.00 rate
NOD, NOS Prior 6 mo. Current NOD	1.00 Rate
Current BK	0.50 Rate

Notes, Limitations & Fees

Notes & Limitations	Fee
<ul style="list-style-type: none"> • All loans must have material benefit to Borrower • Trust OK * • Corporate Borrower with personal guarantee • Condos Reduce LTV 5% • Foreign Natl. (50% LTV Max) • Min Property Value \$100k • All properties must be 900 Sq. Ft. 	<ul style="list-style-type: none"> • All loans must meet federal and state laws. • Section 32 Required for all files • *NON-ACCEPTANCE Investors with FICO >600 CLTV's > 75%

Submission Requirements

- ___ Submission Form
- ___ Appraisal w/Color Photos (to be ordered by AFC)
- ___ All Signed disclosures (i.e 1008,1003,GFE&RESPA Docs)
- ___ Borrowers Authorization
- ___ Credit Report
- ___ Purchase Contract
- ___ Proof of Home Owner's Ins.
- ___ Proof of Flood Ins.
- ___ Survey
- ___ Upload File to Calyx



Call Your Account Executive Today!

Deana Mayorga
813-447-4321 Cell
Deana@AFCHardmoney.com



*This is not a commitment to lend. Restrictions may apply. For Wholesale Use Only. Not for distribution to the general public. LTV limits are based on current, accurate appraised value. AFC reserves the right to amend rates and guidelines. All loans are made in compliance with federal, state, and local laws. High-Cost loans are not permitted. AFC, a Florida Corporation is a Florida Licensed Mortgage Lender. IF YOU HAVE RECEIVED THIS IN ERROR AND WISH TO BE REMOVED FROM OUR DATABASE, PLEASE CALL US TOLL FREE AT (866) 444-4944. THANK YOU.