

1-4-Unit Rental Property Loans

Best For: Investors looking for non-bank financing solutions for 1-4-unit properties

Featuring fast closings and competitive rates, this program using only the property's cash flow, is a smart and effective alternative for borrowers looking to transition out of a short-term loan or to acquire a new residential 1-4 unit investment property.

How It Works

1. Credit decision is based on personal credit, property cash flows, and purchase seasoning. Tax returns are NOT required.
2. Rental income is used to calculate cash flow from the subject property and will be based off of the Comparable Rent Schedule (1007 Form).

	Rates As Low As	Max LTV	DSCR
FICO 700+	5.750%	80%	1.00
FICO <700	6.250%	80%	1.00

Program Highlights

Loan Size: \$100,000 to \$2 Million	Borrower: Business entity
Loan Terms: 5,7-year hybrid / 30-year fixed	Standard Prepayment Fees: 5% for first 3 years
Amortization: 15, 20, 25, 30	Locations: Generally urban or suburban locations in primary, secondary, or tertiary markets
Max LTV: Up to 80% for purchase and rate/term refinance /Up to 65% for cash-out refinance	Property Types: 1-4-unit attached/detached properties, PUDs
Loan Purpose: Purchase, Rate/Term Refinance, Cash-Out Refinance	Cash-Flow Requirements: Qualifying income based on property cash flows - no tax returns or 4506T required

Contact Us Today to Get Started

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