

# [www.RichUncle.us](http://www.RichUncle.us)

"We lend money for real estate projects - residential, commercial & businesses"

## 9-Month Hard Money Loan Term Sheet

Target Applications:	Purchase & Repair of investment property
Occupancy:	Non-owner Occupied
Property Type:	Residential, 1-4 units
Includes:	Purchase, Repairs and Closing costs
Amounts:	\$25,000 to \$500,000
Term:	9 Months
Rates:	Prime plus 5%, minimum 9.5% (at 9.5% a/o 5 Jan '09)
Points:	5 points rolled into the loan
Loan To Value	80% of the value of the property after repairs
Cash Out at Closing	No
Disbursement of Funds	In 2-4 draws, by wire after inspection of work progress
Payment Schedule	Monthly, Interest-only Payments
Fees	Work progress inspections paid by borrower, typically \$125-200 per
Credit Score	680 minimum middle score
Prepayment Penalty	None
Seasoning:	None
Debt to Income Ratio	45% max, high liquidity can compensate
Cash/Liquid Reserves	10% of project preferred
Verified Income	Yes, via 2 years tax returns & schedules, W-2s for current year
Cross Collateral	Yes, lien on borrower's primary residence
Suggested Exit Strategy	Sell or Refinance after Rented/Lease Option
Other Restrictions	Borrower must live in metro area of subject property

### **Application Process:**

Application forms	Request forms from <a href="mailto:Deanna@RichUncle.us">Deanna@RichUncle.us</a>
Pictures	Submit front and back pictures of subject property
Signature form	Request from <a href="mailto:Info@RichUncle.us">Info@RichUncle.us</a> , sign and fax back
Credit Report	Pulled by RichUncle or supply report <30 days old
Appraisal Required	No
Sales Comps	4 similar properties, 1 mile, less than 6 months old
Other Documentation	Schedule of Real Estate Owned on form provided
Subject Property	Description, List of Improvements & Costs on forms provided

Ted Montoia – Sales – [ted@RichUncle.us](mailto:ted@RichUncle.us)

Deanna Klotz – Processing – [deanna@RichUncle.us](mailto:deanna@RichUncle.us)

Phone/Fax: 314.729.7858

Email: [info@RichUncle.us](mailto:info@RichUncle.us)

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