

Real Estate Loan Program

Commercial Hard Money Loan

- Term Sheet -

Target Applications:	Purchase and Refi of commercial property
Uses:	Purchase, Re-finance, or Rehab of commercial property Raw Land to 50% LTV, 70% for exceptional parcels Rehab to 70% After Repaired Value with holdback (Holdback is paid out as completed)
FICO Score Requirement	None
Loan to Value:	Up to 70% of appraised value
Loan Amounts	\$250,000 to \$10,000,000
Geographic area	Nationwide
Rates:	10%, interest only
Points:	10
Term	36 months
Pre-payment Penalty	None
Timeline:	Typically closing in 30 days or less
Closing costs	Minimal
Process steps	Defined in Pre-Qualification Letter