

Have you ever been charged with a criminal offense?		yes	no	Have you ever been charged with a criminal offense?		yes	no
ASSETS							
Checking				Checking			
Savings				Savings			
Stocks/Bonds				Stocks/Bonds			
IRA/401K				IRA/401K			
Real Estate (attached list)				Real Estate (attached list)			
Other (describe)				Other (describe)			
Other (describe)				Other (describe)			
TOTAL ASSETS				TOTAL ASSETS			
LIABILITIES							
	Balance/Mo. Pmt.				Balance/Mo. Pmt.		
1 Mortgages	/			1 Mortgages	/		
2 Car Loans	/			2 Car Loans	/		
3 Credit Cards	/			3 Credit Cards	/		
4 Other Loans	/			4 Other Loans	/		
5 Other Liabilities	/			5 Other Liabilites	/		
TOTAL LIABILITES		/		TOTAL LIABILITIES		/	
NET WORTH (Assets minus Liabilities)							
SCHEDULE OF REAL ESTATE OWNED							
Address	Value	Cost	Mortgage Amt.	Mortgage payment	Annual taxes	Gross monthly rent	
1.							
2.							
3.							
4.							
CERTIFICATION							
I/we hereby certify that the information provided in this commercial loan application is true and correct as of the date set forth opposite my/our signature(s) below. I/we acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may be unlawful and could result in civil liability and/or criminal penalties including monetary damages to lender. I further authorize Private Lending Group Inc. to order a credit report and verify other credit information							
Borrower's Signature		Date	Co-Borrower's Signature			Date	



INVESTOR GOLD

680 Minimum FICO
 10-11% Interest Rate
 85% LTC of Purchase Price & Repairs
 Borrower proves 6 months reserves
 Borrower can prove Rehab Experience*
 Minimum loan amount \$100,000
 Minimum after Value \$150,000
 Cash out allowed - 50% debt ratio

INVESTOR SILVER

650 Minimum FICO
 12-13% Interest Rate
 75% LTC of Purchase Price & Repairs
 Borrower proves 6 months reserves
 Borrower can prove Rehab Experience*
 Minimum loan amount \$75,000
 Minimum after Value \$100,000
 Cash out allowed 55% debt ratio

INVESTOR BRONZE

600 Minimum FICO
 13-14% Interest Rate
 70% LTC of Purchase Price & Repairs
 Borrower has 35% cash invested
 BK and Short Sale OK
 Minimum after Value \$100,000
 Minimum loan amount \$50,000
 NO Debt Ratio Requirement

TERMS & REQUIREMENTS

Property Types: 1-24 Units
Loan Term: 12-24 months interest only
Income: W2 or 12 months bank statements
States: IL, IN, OH, PA, NC, TX, CO, FL

Pricing adjustments: for FICO Scores under 600, D/R exceptions, and other property types: multi-unit, commercial, mixed use, land.

***Experience Proved by HUD1's in last 24 months**

Joint Venture Opportunities Available
 We Fund Cross Collateralized Loans
 We Fund Free and Clear Properties
 Rehab Funds Escrow Required

Minimum Origination Fee \$4,500
 \$595 Doc Prep Fee
 \$300 Inspection Fee (1-4 Units)



PRIVATELENDINGGROUP

PRIVATE LENDING GROUP INC.

18W140 Butterfield Rd #1500, Oak Brook Terrace IL 60181

Phone: 800-403-9491

Submit Loans by Fax: 312 528 9043 or Email: loans@plgus.com

www.PrivateLendingGroups.com

Rehab & Rental Loan Programs

Real Estate Investor Loans... Simplified

PRIVATELENDINGGROUP

	<i>Fix and Flip & Bridge Loans</i>	<i>Bank Statement Rental Loans</i>
Rates	12-Month Interest Only Rates starting at 9.9%* <small>Based on experience, credit score and LTC</small>	30 Year / 5 year Balloon Rates starting at 7%* <small>Based on LTV and DSCR</small>
Credit	Minimum FICO - 600	Minimum FICO - 680
LTC / LTV	Up to 90% of purchase and repair costs (LTC) 70% of the after repair value (ARV)	Up to 70% LTV Rate based on Credit Scores
Loan Amount	Minimum \$50K / Maximum \$2M	Minimum \$100K / Maximum \$2M
Eligible Borrowers	U.S Citizens, Corporations, Trusts	U.S Citizens, Corporations, Trusts
Eligible Properties	1-4 Unit Residential, Condos Commercial Properties & Apartment Buildings	1-4 Unit Residential, Condos Commercial Properties & Apartment Buildings
Lending Locations	Lending in states: IL, IN, OH, PA, NJ, GA, FL, TX, NC, MO, WI	Lending in states: IL, IN, OH, PA, NJ, GA, FL, TX, NC, MO, WI
Qualifying Conditions	Non-Owner Occupied Properties Only	Investment Properties Only

*Fix and flip loan rates starting at 9.9% and rental loan rates starting at 7% for all states. Rates are annual simple interest and do not include origination fees. For fix and flip loans, closings may take place in 10 days from submission of a full application in some jurisdictions. Subject to satisfaction of all terms and conditions outlined in the related loan approval. Rates are as of 12/01/2017 and are subject to change without notice.

Private Lending Group is a business purpose lender. Loans only apply to residential & commercial properties and preferred rates offered to qualified investors that meet our underwriting requirements.

Brokers Sign Up Today: PrivateLendingGroups.com/mortgage-brokers



www.PrivateLendingGroups.com



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