

Rehab & Rental Loan Programs

Real Estate Investor Loans... Simplified



	<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.

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