

Single Family Investor Purchase Loans

Hard Money to Permanent Financing – Lowest Cost Solution!

- **Hard Money Loan closes at 70% of As Repaired Value (ARV)**
- **After renovation completed, Conventional Refinance Loan closes at 75% of ARV**
- **Example: \$60K Purchase Price, \$100K ARV, \$15K Rehab**
 - **Cash Investment = Purchase Price + Rehab + Hard Money Closing Costs – Hard Money Loan = \$60K + \$15K + \$3K - \$70K = \$8K Cash Investment**
 - **Conventional Refinance Loan should be “NO” out of pocket expense unless you want an escrow account**

80% LTV Conventional Loan (1-4 Financed Properties)

- **80% of Purchase Price**
- **No Renovation Costs Included in Loan!!!!**
- **Example: 80% x \$60K Purchase Price = \$48K Loan**

75% LTV Conventional Loan (5-10 Financed Properties)

- **75% of Purchase Price**
- **No Renovation Costs Included in Loan!!!!**
- **Minimum 720 FICO**
- **6 months PITI for each investor property owned**
- **Example: 75% x \$60K Purchase Price = \$45K Loan**