



FINANCE of AMERICA  
- COMMERCIAL -

# THE FUTURE OF LENDING IS HERE

ASSET-BASED RENTAL PROPERTY LOANS  
WITH NO PERSONAL INCOME VERIFICATION

*Put the Force of Finance of America Commercial to Work for You*

- Over 7,500 closed loans
- More than 3,000 approved borrowers
- \$2.3B in closed loans
- Direct, private money financing from a nationwide lender<sup>1</sup>

## Single Rental Loan

- Single loan for single rental property
- 30 year term with full amortization and fixed rate
- Loan amounts \$75,000 - \$1.5MM
- Partial interest-only option available

## Portfolio Rental Loan

- Blanket loan for 7+ rent-producing doors
- 5- or 10-year term, fixed rate
- Loan amounts \$700,000+
- Minimum value \$50K per property

(800) 227-8107

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See other side for important disclosures.



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# FINANCING FOR REAL ESTATE INVESTORS

	SINGLE RENTAL LOAN		PORTFOLIO RENTAL LOAN
Description	Single property loans to both novice and seasoned investors		Blanket loan for 7+ rental units to experienced investors
Loan Size	\$75K - \$1.5MM		\$700K+
Max Loan-to-Value (LTV)	<ul style="list-style-type: none"> <li>• <i>Purchase</i>: Funding up to 80% of purchase price or appraised value</li> <li>• <i>Refinance</i>: Funding up to 75% of appraised value</li> </ul>		<ul style="list-style-type: none"> <li>• Amortized Loans: 75% LTV</li> <li>• Interest-Only Loans: 70% LTV</li> </ul>
Rates	6.50% - 9.00%		5.50% - 7.50%
Borrower	Individual or Entity (Special Purpose)		Entity (Special Purpose)
Property Types	Non-owner occupied: Single family residences, 2-4 family units, Condos, Townhomes, Multi-family 5-20 units (only for Portfolio Rental Loans)		
Term & Amortization	Fully Amortized	Partial Interest-Only	<ul style="list-style-type: none"> <li>• 5 or 10-year term with balloon due at end of term</li> <li>• Amortization up to 30 years, with interest-only option available</li> </ul>
	30 year fixed, full amortization	5 years interest-only, then 25 year amortization	
Cash Flow Requirement	≥ 150K value: Max 85% PDTI  < 150K value: Max 70% PDTI	≥ 150K value: Max 85% PDTI  ≥ 125K value: Max 70% PDTI	Min Debt Service Coverage Ratio: 1.15x (1.20x for interest only)
Property Debt to Income Ratio (PDTI)			
Credit	660+	700+	660+

Loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts and rates may vary depending upon loan type, LTV, verification of application information and other risk based factors. Non-refundable deposit, closing costs and other fees may apply. 1. Products not available in Alaska, North Dakota, South Dakota, Utah, or Vermont. REV. 08.24.2018