



FINANCE *of* AMERICA
– COMMERCIAL –

ASSET-BASED RENTAL PROPERTY LOANS with no personal income verification

Financing for Single Rental and Portfolio Rental properties.

Over **11,500** closed loans | More than **4,500** approved borrowers | **\$3.3B** in closed loans

Single Rental Loan

- | Purchase or cash-out refi of a single rental property¹
- | Vacant Properties eligible for up to 100% market rent²
- | Vacation rental financing available

Portfolio Rental Loan

- | Blanket loan for purchase or refi of 5+ rent-producing doors
- | Declining points pre-payment option available
- | No capital expenditures
- | Interest-only and vacation rental options available

(800) 227-8107

FOAcommercial.com

See other side for important disclosures.



FINANCING FOR REAL ESTATE INVESTORS

	SINGLE RENTAL LOAN	PORTFOLIO RENTAL LOAN
Loan Size¹	\$75K - \$1.5MM	\$500K-\$100MM
Cash Flow Requirement Property Debt to Income Ratio (PDTI)	<p>≥ 200K value: 95% PDTI max</p> <p>≥ 75K value: 90% PDTI max</p>	Min Debt Service Coverage Ratio: 1.15x
Rates	4.5% - 6.5%	4.75% - 6.5%
Borrower	Individual or Entity (Special Purpose)	Entity (Special Purpose)
Term & Amortization	30-year fixed, interest-only available	5 or 10-years with balloon, interest-only available
Credit	620+	600+
Liquidity	Cash-out can qualify towards liquidity ¹	
Property Types	Non-owner occupied: Single family residences, 2-4 family units, Condos, Townhomes, Multi-family 5-20 units (Portfolio only)	

Property loans are subject to investor and business credit approval, appraisal, and geographic location of the property, and other underwriting criteria. Loan amounts and rates vary depending upon loan type, LTV, verification of application information and other risk-based factors. Application fees, closing costs and other fees may apply. Each loan is subject to property approval under Finance of America Commercial terms and conditions. Each property has an individual secured loan. 1. Approval for cash-out depends on many loan factors and may not be available on every loan. 2. Vacant properties must be leased within 180 days. REV. 08.15.2019