



FINANCE *of* AMERICA
– COMMERCIAL –

FIX & FLIP and NEW CONSTRUCTION EXPOSURE FINANCING

Exposure Limits (LOC) for multiple transactions, with options for experienced and beginner investors.

Over **10,500** closed loans | More than **4,000** approved borrowers | **\$3.1B** in closed loans

- | Loans for non-owner occupied residential investment properties
- | Exposure limits up to \$10MM for experienced investors
- | Loans from \$50K to \$2MM¹
- | Rates as low as 6.75%
- | Financing for Foreign Nationals and Non-Permanent Residents
- | Exposure limits and loans up to \$500K for beginner investors
- | Funding up to:
 - 90% of purchase price
 - 100% of rehab or construction
 - 75% LTV
 - 75% land value²

(800) 227-8107

FOAcommercial.com

See other side for important disclosures.



FINANCING FOR REAL ESTATE INVESTORS

	FIX & FLIP	NEW CONSTRUCTION
Description	Exposure limit to fund rehab for investors and flippers	Exposure limit to fund ground-up construction for developers and investors
Loan Size¹	\$50K - \$2MM	\$100K - \$2MM
Term	12 months, fixed rate	
Rate	6.75% and up	
Acquisition Financing	Funding up to 90% of purchase price	Funding up to 75% of land value ²
Rehab Financing	Up to 100% of rehab or construction costs, max 75% ARV	
Minimum Interest Charge	90 days minimum interest	
Borrower	Individuals and Entities (LLC, Corporation)	
Credit	620+	

Exposure limits and 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. 1. Each loan is subject to property approval under Finance of America Commercial terms and conditions. Each property has an individual secured loan. 2. Land must be already be improved/developed for use (ie., ready for utilities and plumbing.) All applicable building permits must be submitted; if building permits not submitted, funding limited to 60% of lower of land value or purchase price. 3. Only detached or townhouse style condos are eligible for Fix & Flip and New Construction loans. REV. 05.06.2019