



FINANCE *of* AMERICA  
– COMMERCIAL –

# ASSET-BASED RENTAL PROPERTY LOANS with no personal income verification

Financing for Single Rental and Portfolio Rental properties.

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

## Single Rental Loan

- | Single loan for single non-owner occupied rental property
- | 30-year term with full amortization and fixed rate
- | Loans amounts from \$75K to \$1.5MM
- | Partial interest-only option available

## Portfolio Rental Loan

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

(800) 227-8107

[FOAcommercial.com](https://FOAcommercial.com)

See other side for important disclosures.



# FINANCING FOR REAL ESTATE INVESTORS

	SINGLE RENTAL LOAN	PORTFOLIO RENTAL LOAN	
<b>Description</b>	Single property loans to both novice and seasoned investors	Blanket loan for 7+ rental units to experienced investors	
<b>Loan Size<sup>1</sup></b>	\$75K - \$1.5MM	\$700K+	
<b>Max Loan-to-Value (LTV)</b>	<ul style="list-style-type: none"> <li>• <b>Purchase:</b> Funding up to 80% of purchase price or appraised value</li> <li>• <b>Refinance:</b> Funding up to 75% of appraised value</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Amortized Loans:</b> 75% LTV</li> <li>• <b>Interest-Only Loans:</b> 70% LTV</li> </ul>	
<b>Rates</b>	6.50% - 9.00%	5.50% - 7.50%	
<b>Borrower</b>	Individual or Entity (Special Purpose)	Entity (Special Purpose)	
<b>Property Types</b>	<b>Non-owner occupied:</b> Single family residences, 2-4 family units, Condos, Townhomes, Multi-family 5-20 units (Portfolio only)		
	Fully Amortized	Partial Interest-Only	
<b>Term &amp; Amortization</b>	30 year fixed, full amortization	5 years interest-only, then 25 year amortization	<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>
<b>Cash Flow Requirement</b>	≥ 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)
<b>Credit</b>	660+	700+	660+

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. REV. 05.06.2019