



FINANCE *of* AMERICA  
– COMMERCIAL –

# FIX & FLIP and NEW CONSTRUCTION EXPOSURE FINANCING

Exposure Limits (LOC) to renovate or build multiple properties up to the approved Limit.

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

- | Loans for non-owner occupied residential investment properties
- | Drawn balance options available
- | Exposure limits up to \$10MM for experienced investors
- | Loans from \$50K to \$2MM<sup>1</sup>
- | 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

(800) 227-8107

**FOAcommercial.com**

See other side for important disclosures.



## FINANCING FOR REAL ESTATE INVESTORS

	<b>FIX &amp; FLIP</b>	<b>NEW CONSTRUCTION</b>
<b>Description</b>	Exposure limit to fund rehab for investors and flippers	Exposure limit to fund ground-up construction for developers and investors
<b>Loan Size<sup>1</sup></b>	\$50K - \$2MM	\$100K - \$2MM
<b>Term</b>	12 months or 18 months <sup>3</sup> interest-only fixed rate, <b>drawn balance available</b>	
<b>Rate</b>	6.75% and up	
<b>Acquisition Financing</b>	Funding up to 90% of purchase price	Funding up to 75% of land value <sup>2</sup>
<b>Rehab Financing</b>	Up to 100% of rehab or construction costs, max 75% ARV	
<b>Minimum Interest Charge</b>	90 days minimum interest	
<b>Borrower</b>	Individuals and Entities (LLC, Corporation)	
<b>Credit</b>	620+	
<b>Property Types</b>	<b>Non-Owner Occupied:</b> Single family residences, 2-4 family units, Condos <sup>4</sup> , Multi-family properties up to 20 units, Mixed-Use	

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 (i.e., 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. 18 month term is available for loan exposures  $\geq$  \$500K. 4. Only detached or townhouse style condos are eligible for Fix & Flip and New Construction loans. REV. 08.15.2019