

HARD MONEY LOANS

- Min 20% down (lower of sales or appraisal value)
- \$200.00 inspection fee (paid up-front)
- 5% (of loan amt) loan commitment from borrower (paid up-front to investor before closing)
- Min loan size \$50k
- Rates range from 13.99-18%
- No ppp or balloon payments
- Terms from 10-30 yrs (buyer chooses term)
- Escrows required (taxes, insurance)
- Owners and lender title policy required (buyer chooses title co)
- Survey required (can use existing)
- Appraisal required (lender chooses appraiser)
- Buyer must take a homebuyer course from a HUD approved counselor (owner occupied only)
- Buyer pays attorney fee ranges \$850-1250.00
- We allow up to 6% seller concessions

MLS SWE PROPERTIES AND LAND PROPERTIES

- The required down payment is 10%.
- Interest is 11.99% (regardless of the credit) NON-NEGOTIABLE.
- The buyer may close at the Title Company but seller is not responsible to pay any closing costs.
- The Administrative Inquiry form is free with no obligation.

In addition the borrower must:

- Complete a Homebuyer education course (online or in person; we can email the link)
- Pre-pay 1 year of Hazard, Windstorm and Flood insurance 1. (As applicable)

There are no closing costs; however, we are required to collect the following pre-paid items at closing:

- \$99 to record the deed in the buyer(s) name 2
- Two months insurance escrow
- Two months property tax escrow
- Pro-rated interest