



FALOOPI
PURCHASE
AND REHAB
LOAN

	Hard Money Lender	Conventional Rate & Term Refi	DISC R/T	Bank Statement R/T	Asset
All products are used to refinance out of hard money loan (which is a higher interest rate, short term loan) and is converted into a 30-year, fixed-rate mortgage with better interest rates)	We partner with hard money lender who will automatically approve you for a loan if you can show them a pre-approval from us using one of these products to the right.				
Income Qualification Requirements	Pre approval from AMP Lending + Application + Bank statements	Full Doc - 2 years + YTD Paystubs	No Doc - Use DSCR ratio	12 - 24 months bank statements	Method 1: reserves left after the transaction and 120% of all mortgage issued Method 2: reserves are 120% of subject property + 30% of personal net worth Method 3: Reserves are 120% of subject property less - 6 years of personal debt monthly payments - 6 years of net rental income (if applicable)
Minimum Credit Score	None	640	660	660	660
DTI Limit	N/A	45%	NO DTI	45%	NO DTI
Minimum Loan Amount	75,000\$	No Minimum	100,000\$	75,000\$	200,000\$
Reserves needed	N/A	6 Months	6 Months	6 Months	Based On Qualification Method
Max LTV	75%	80%	80%	80%	80%
Prepayment Penalty	None	None	3-5 Years	None	None
Fees	2% points + 7%/10%/14% interest rate + 850\$ Doc Fee	Closing costs, prepaid fees and points on mortgage	Closing costs, prepaid fees and points on mortgage	Closing costs, prepaid fees and points on mortgage	Closing costs, prepaid fees and points on mortgage + Admin fee - 1450\$
Pre-approval Timeline	24 Hours	24 - 48 Hours	24 Hours if property is identified	24 - 48 Hours	24 - 48 Hours



FALOOP!
DESIGNED TO
VALUE HOME
PURCHASING

Sahar Halfon | Real Estate Agent