



FINANCE *of* AMERICA
– COMMERCIAL –

FIX & FLIP AND NEW CONSTRUCTION FINANCING WITH INDUSTRY-LEADING RATES

Put the Force of Finance of America Commercial to Work for You

- Over 4,000 closed loans
- More than 2,000 approved borrowers
- \$1.5B in closed loans
- Direct, private money financing from a nationwide lender¹

Fix & Flip Line of Credit

- Lines of credit for multiple transactions
- Funding up to: 90% of purchase price
95% of rehab
75% LTV
- Loans from \$50K to \$3MM
- Recourse and non-recourse options available

New Construction

- Loans from \$150K - \$3MM
- Funding up to: 75% of land value
95% of construction budget
75% LTV

(800) 227-8107

FOAcommercial.com

See other side for important disclosures.



FINANCING FOR REAL ESTATE INVESTORS

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| | FIX & FLIP LINE OF CREDIT | FIX & FLIP SINGLE LOAN | NEW CONSTRUCTION |
|-----------------------------|---|---|---|
| Description | Exposure line for experienced investors (1+ completed flip in the past 2 years) | Single Property loans for novice or experienced investors | Ground-up construction for developers and investors |
| Loan Size | \$50K - \$3MM | \$50K - \$1MM | \$150K - \$3MM |
| Term & Amortization | 9 months, with optional 3 month extensions | | 12 months, with optional 3 month extensions |
| Acquisition Financing | Funding up to 90% of purchase price | Funding up to 85% of purchase price | Funding up to 75% of land value ² |
| Rehab Financing | Up to 95% of rehab costs, max 75% of ARV | Up to 85% of rehab costs, max 70% of ARV | Up to 95% of construction costs, max 75% ARV |
| Minimum Interest Charge | 90 days minimum interest | | |
| Borrower | Individual, LLC, or Corporation | | |
| Credit | 620+ | | |
| Property Types ³ | Non-Owner Occupied: Single family residences, 2-4 family units, Condos, Townhomes, and Multi-family properties up to 20 units | | |

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. Products not available in Alaska, Idaho, North Dakota, Rhode Island, South Dakota, Utah, or Vermont. 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. New Construction Single Loans are ineligible for multi-family property types and New Construction loans are ineligible for condo property types. REV.09.28.2017.

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