



FINANCE of AMERICA
- COMMERCIAL -

THE FUTURE OF LENDING IS HERE

ASSET-BASED RENTAL PROPERTY LOANS
WITH NO PERSONAL INCOME VERIFICATION

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

- Over 5,000 closed loans
- More than 2,000 approved borrowers
- \$1.8B in closed loans
- Direct, private money financing from a nationwide lender¹

Single Rental Loan

- Single loan for single rental property.
- 30 year term with full amortization and fixed rate.
- Loan amounts \$75,000 - \$1.5MM².

Portfolio Rental Loan

- Blanket loan for 7+ rent-producing doors.
- 5- or 10-year term, fixed rate.
- Loan amounts \$700,000+.

(800) 227-8107

FOAcommercial.com

See other side for important disclosures.



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FINANCING FOR REAL ESTATE INVESTORS

	SINGLE RENTAL LOAN	PORTFOLIO RENTAL LOAN
Description	Single property loans to both novice and seasoned investors	Blanket loan for 7+ rental units to experienced investors
Loan Size	\$75K - \$1.5MM ²	\$700K+
Term & Amortization	30 year fixed, full amortization	<ul style="list-style-type: none"> • 5 or 10-year term with balloon due at end of term • Amortization up to 30 years, with interest-only option available³
Max Loan-to-Value (LTV)	<i>Purchase:</i> Funding up to 80% of purchase price or appraised value <i>Refinance:</i> Funding up to 75% of appraised value ⁴	<ul style="list-style-type: none"> • Amortized Loans: 75% LTV • Interest-Only Loans: 70% LTV⁵
Rates	6.50% - 9.00%	5.50% - 7.50%
Cash Flow Requirement	≥ 150K value: Max 85% PDTI < 150K value: Max 70% PDTI	Min Debt Service Coverage Ratio: 1.15x (1.20x for interest only)
Borrower	Individual or LLC Credit 660+	LLC Credit 660+
Property Types	Non-owner occupied: Single family residences, 2-4 family units, Condos, Townhomes, Multi-family 5-20 units (only for Portfolio Rental Loans)	

Loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts and rates may 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. LTV is maxed at 65% for any individual loan > \$750K. 3. Any multi-family property 30 years or older can not exceed 25-year amortization. 4. Refinance loans on properties owned <90 days are capped at 80% loan-to-cost. 5. Multi-family properties 30 years or older will qualify for interest-only loans at a limited LTV. REV. 03.20.2018