

Krebs on Credit

*Quick insights for all
your mortgage lending needs*

Issue No. 14 - What loan programs are available for real estate investors?

Whether you need money to fix and flip, do new construction, or hold a portfolio of rental properties, there is a loan program for you.

General Features:

- No personal income required
- Borrower type can be individuals or entities (LLCs, corporations)
- Individual loan amounts up to \$2 million
- Line of credit for renovation and construction up to \$10 million
- Eligible property types: Must be non-owner occupied; single-family residence, 2-4 units, condos, multi-family up to 20 units, mixed-use

Fix and Flip Overview:

- Options for experienced and beginner investors
- Investors with zero experience may apply for a \$500,000 maximum line of credit
- Rates starting in the 6's
- Funding up to 90% of acquisition costs, 100% of rehab costs, 75% loan-to-value (LTV)
- Options for foreign nationals and non-permanent residents
- Minimum credit score of 620
- Full interior appraisal required

New Construction Overview:

- Options for experienced and beginner investors
- Investors with zero experience may apply for a \$500,000 maximum line of credit
- Rates starting in the 6's
- Funding up to 75% of land value, 100% of construction costs, 75% LTV
- Options for foreign nationals and non-permanent residents
- Minimum credit score of 620
- Land must be fully entitled and build-ready

Rental Overview:

- Asset-based single rental and portfolio rental loans for landlords
- No personal income or tax returns required
- No property count maximum
- 80% maximum purchase LTV
- Blanket loans for 7 or more rent-producing doors
- Minimum credit score of 660



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All terms are subject to change without prior notice;
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