Questions for Submissions (Fix/Flip):

1. Property address:
2. Purchase price:
3. Construction/Rehab budget (can be an estimate):
4. Are you also wanting to finance your Rehab:
5. ARV (After Rehab Value):
6. Current Bed/bath and Property SF:
7. Changing bed/bath and SF:
8. What work will be done to the property:
9. Borrower name:
10. Co-Borrower name (if applicable):
11. Closing in personal name or entity:
12. Name of entity (if applicable):
13. Borrower credit score:
14. Co-borrower credit score:
15. Available cash/liquid assets:
16. How many investment properties have you bought in the last 2 years:
17. Occupation/s:
18. Exit strategy (Sell or Rent):
19. Preferred phone number:
20. Preferred email:

Cashout refi bridge Loans: - in addition to submission questions

-Will need HUD/Settlement Statement

-if there's a payoff, what is it?

-Recent Photos of home inside and out.

-Occupancy situation

Build Submission info needed – in addition to submission questions

-Settlement Statement for Land Purchase (if owned outright)

-Survey (we don't need this NOW, but will need it by the time signing happens)

-Plans/Blueprints

-Track Record showing previous flips and/or builds (attached if needed)

-Detailed paragraph description of project and build (stories, bed/bath, square footage, etc)

Items Needed List:

-Purchase Agreement

-Signed term sheet

-Driver's License

-LLC Docs (if borrower is wanting loan under Entity)

-Attached Scope of Work and Track Record excels, filled out and returned as excels

-Proof of Funds (Statement showing name, date and balance)

-TruePic link for pre-funding photos

-Esign Initial Docs, generated borrower-specific at time of confirmation to move forward.

Additional guidelines:

NOO – Investment Properties only.  No Primary.

Fix/Flip: 1-4 units Min PP $70k per door ($140k duplex, $210k triplex, $280k quad)

DSCR: 1-8 units and mixed use allowed; Min PP $70k

No mobile, land, manufactured.  That includes tiny homes and barnaminiums.  Only stick-built.

No secondary/tertiary/country markets.  We need healthy comps.

Not doing loans in:  N & S Dakota, NY, AZ, NV, MN, Chicago, Baltimore, Detroit, inner city NJ. We’re everywhere else.

Terms for EasyFix and EasyBuild auto-generate at 6 months, but can go up to 1 year.  All loans have a 3 month extension option for 1 point within the loan. EasyRent is our DSCR dept.  30 yrs.  That's a different Dept though, so if anyone needs them, I'll facilitate the connection.