



# LENDING GUIDELINES & FEES

## One Day Transactional Funding Requirements (ODF)

One Day Transactional Funding is defined as the closing of two transactions (A-B and B-C) that happen the same day with the same title company. We provide 100% funding for the close of the A-B transaction, which is paid back from the closing of the B-C transaction. For all Transactional Funding, we require that a Qualified C Buyer (who has proof of cash or is approved for a loan for that specific property) must be under contract at the time we fund. We must have the Request Funding form completed & all documents & info received 6 business days prior to closing, or an expediting fee of \$500 to \$1,000 will apply. Offered in Primary States\* only.

For this type of transaction we must have:

- The form completed at <http://www.REIFunding.com/request-funding.htm>.
- Contract between the Seller and the Buyer (the A-B transaction), valid through the closing date.
- Contract between the Buyer and the End Buyer (the B-C transaction), with EMD proof, valid through the closing date.
- State paperwork verifying your LLC, corporation, or registered business of B Buyer and C Buyer.
- Scanned copy of a photo ID with signature of all signers on both the B and C transactions.
- The contact name, phone, & email for the C Buyer's lender plus written Loan Approval, or proof of cash funds.

We may possibly also need:

- Short Sale Approval letters from all lenders, or HUD/REO Acceptance letter (if applicable).
- If you are buying in a Trust: the Agreement and Declaration of the Trust, the Appointment of Trustee, Assignment of Beneficial Interest, the Affidavit of Trust, and the Deed to Trustee.

## Extended Transactional Funding Requirements (ETF) – Temporarily suspended as of Feb. 20, 2017

Extended Transactional Funding is defined as a loan provided to purchase a property, wherein the B Buyer already has a qualified C Buyer to whom he will sell the property. The property must be "held" for a number of days (or even months) for various reasons, requiring that the buyer come to closing with the funds to purchase the property. Once a certain period has passed, the buyer can then sell that property to a third party, and earn the profit for the difference in the amount he paid for the property and the amount he has sold it for. We must have the Request Funding form completed and all documents and info received 11 business days prior to closing, after which an expediting fee of \$500 to \$1,000 will apply.

For this type of transaction, we must have everything for a One Day Transaction, plus:

- The minimum Loan to Value is 65% & minimum loan amount is \$100,000, offered in Primary States\* only.
- A Home Inspection Report ordered by Capri Capital and paid for by your company.
- An Appraisal ordered by Capri Capital and paid for by your company. Must appraise at C Buyer's price.
- Insurance Binder for the Appraised Value with Capri Capital as additional Insured/Endorsed (Max: \$1,000 deductible)
- If applicable, the contact name, phone number, and email address for the B-C Title Company.

## Hard Money Lending (HM)

Hard Money Lending is defined as providing a loan for a real estate purchase when the end buyer is not yet under contract, where rehab is involved, or the Borrower re-finances as a way to pay off the original loan. We must have the Request Funding form completed and all documents received 16 business days prior to closing, after which an expediting fee of \$500-\$1,000 will apply. We provide HM directly only in St. Louis, MO; all other states we refer to other providers. Must buy in the name of an entity, e.g. LLC. The required documentation is the same as with One Day Funding plus Extended Transactional Funding, +:

- Provide a summary of your investor history, including property addresses, dates of sales, days on market.
- You must participate in a background check (\$35), which includes credit history and a criminal check.
- Minimum loan is \$100,000, 20% down, 4 points at closing. Proof of Cash to close is required prior to review.
- Capri Capital reserves the right to request additional information of the borrower prior to approval.



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## Hard Proof of Funds + Bank Statement and Custom Proof of Funds Letters

Online we offer Proof of Funds (POF) letters free of charge. When a seller requires stronger proof that cash funds are available, we can meet this need with our Hard Proof of Funds + Bank Statement service. We provide our current bank statement showing cash funds that are available to buy a specific property, for an up-front fee of 1/2 of 1% of the total loan amount. We recommend that you use this service only if this is all that is keeping your offer from being accepted & you believe that you can profit by re-selling the property. We also offer Custom POFs specific to your needs for \$250.

## States Where We Provide Funding

We offer One Day Funding & Extended Transactional Funding-in Primary States\*: CA, CO, DC, IL, IN, KS, MD, MA, MO, NE, NJ, NC, OH, PA, SC, TN, UT, VA. One Day Funding only in GA, TX & FL. Hard Money Lending: We provide directly only in the St. Louis metropolitan area; for all other Missouri deals or remaining 49 States we refer to other providers.

## Fee Schedule / # of Days

All Fees for all types of loans are based on a minimum loan of \$50,000. This means we will loan a lower dollar amount, but fees will be charged as though \$50,000 was borrowed. Extended Transactional Funding and Hard Money Loans are available for only \$100,000 or higher. Pricing is valid for loans up to \$299,999. Call for pricing over \$300,000. Loans \$300,000 and higher are evaluated on a case-by-case basis, and may be subject to additional guidelines as defined our company. The # of Days is how many days the loan will be out for until it is re-paid.

## Points for ODF (One Day Funding) and ETF (Extended Transactional Funding)

The amounts of points charged to the borrower for the loan. One point is equal to 1% of the total loan amount. The Points are paid at the B-C closing, when the borrower sells the house to a new buyer.

## Interest Rate for HM (Hard Money)

The amount of Interest charged (annualized) to the borrower for the loan. The borrower must make Interest-Only payments on the 1st of each month for the duration of the loan.

## Transaction Fee for ODF (One Day Funding), ETF (Extended Transactional Funding), HM (Hard Money)

The fee that we charge for processing each transaction. This fee is charged at the B-C closing, when the borrower sells the house to a new buyer for ODF. It is charged at the A-B closing for ETF & HM.

## Upfront Points for HM (Hard Money) or ETF (Extended Transactional Funding)

Applies to HM and ETF loans. Points are paid at A-B closing.

## Monthly Points or Fees for ETF (Extended Transactional Funding) and HM (Hard Money)

The Monthly Fee that will be charged in addition to the Interest for the loan. This must be paid each month that the loan is outstanding, beginning on Day 91. The points increase from 1% to 1.5% beginning Day 181.

Fee Schedule - ODF (One Day Funding), ETF (Extended Transactional Funding), HM (Hard Money)							
Valid for:	ODF, ETF	ODF, ETF, HM	HM	HM	ETF	ETF	HM
# of Days	Points	Transaction Fee	Interest Rate	Upfront Points	Upfront Points	Monthly Points	Monthly Fees
Same Day	2	\$495	8.00-15.00%	4	0	0	Interest due
2 to 4	4	\$495	8.00-15.00%	4	0	0	Interest due
5 to 15	5	\$495	8.00-15.00%	4	2	0	Interest due
16 to 35	6	\$495	8.00-15.00%	4	2	0	Interest due
36 to 60	8	\$495	8.00-15.00%	4	4	0	Interest due
61 to 90	10	\$495	8.00-15.00%	6	6	0	Interest due
91 to 180	12	\$495	8.00-15.00%	8	8	1	Interest due
181 to 365	14	\$495	8.00-15.00%	10	10	1.5	Interest due

Note: Extended Transactional Funding is Temporarily Suspended as of February 20, 2017