



LENDING GUIDELINES & FEES

One Day Transactional Funding Requirements (ODF)

One Day Transactional Funding is defined as the closing of two transactions (A to B and B to C) that happen the same day with the same title company. We provide 100% funding for the close of the A to B transaction, which is paid back from the closing proceeds of the B to C transaction. For all Transactional Funding, we require that a Qualified C Buyer (who has proof they have 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. For Short Sales or if the A-B is buying in a Trust, other information may be required. Funding Fee is 2% of the loan amount, plus \$495 for processing.

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.
- The final A-B HUD / Settlement Statement with a firm closing date scheduled

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. Must buy in the name of an entity, for example a corporation or an LLC. The requirements and documentation are the same as with One Day Funding, plus:

- Member or Principal must have a minimum credit score of 600
- 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 \$50,000, only for Non-Owner-Occupied Single-Family Homes or 1-4 Family Properties
- Fix and Flip, Rental, Fix and Flip to Long Term Rental Conversion, and New Construction Loans available
- Terms: 10% down payment for purchase and rehab. Interest ranges from 8% - 11.5%, plus 2 to 2.5 points at closing.
- Funding available for Down Payment Assistance and Cash Reserves Requirement

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: AL, CA, CO, CT, DC, FL, GA, IL, IN, LA, ME, MD, MA, MN, MO, NE, NJ, NC, OH, PA, SC, TN, TX, UT, VA. Hard Money Lending is available in all states except AL, ID, NV, ND, SD, UT and VT.