

# PRIVATE MONEY LOANS: QUICK CLOSE



- Direct lender | Same day approvals | One-signature required
- In-house processing | Broker protected | Funded in as little as 5 days
- Loans amount up to \$5,000,000 | Max. 75% LTV
- Unlike our competitors, we can consider a private money loan in conjunction with your permanent loan
- Please call 714.908.5100 for pricing or submit your loan at: [bridgeloaninfo@fbfloans.com](mailto:bridgeloaninfo@fbfloans.com)



Loan Term	Rates Starting At	Max. LTV <small>(Purchase/Refinance)</small>	Min. DCR <small>(Purchase/Refinance)</small>	Prepayment	Index
Up to 24 Months	8.50%-9.50%+	75%	None	None	Prime

### Loan Size

Up to \$5,000,000

### Loan Types

Purchase, Rate & Term Refinance, Cash-Out Refinance

### Lending Areas

California, Arizona, Nevada, Texas, Washington, Oregon, Utah, Colorado

### Property Types

Multifamily, Non-Owner Occupied 1-4 Units (CA only)

### Credit Score

680+

### Origination Fee

1 - 2 Pts, dependent on loan size and term

### Guidelines

No tax returns, stated assets. No hard-qualifying process (minimal docs). Experience owning same property type in the subject property market required

10% of loan amount or 24 months P&I reserves; Net Worth 1.5-2 times the loan amount

### Close of Escrow

As little as 5 days

**10,000+ Happy Clients | \$10+ Billion Funded Since 1990**

We want to be your lending partner when it comes to Private Money.  
Fast Approvals - One Signature Required

Rates and programs are subject to change without notice. This sheet is to be used solely by Licensed Real Estate professionals.