CHEAT SHEET

FIX & FLIP AND GROUND UP CONSTRUCTION LOANS

FIX & FLIP

- Loans structured on purchase price & rehab budget
- Funding based on Experience & Credit

*For Fix & Flip: any level of experience accepted

Experience	Credit	Max % of Total Project Costs
0–2 Projects	660	80%
3–5 Projects	660	85%
3–5 Projects	700	90%

GROUND-UP CONSTRUCTION

- Loans are structured on lot value & total build cost
- Funding based on Experience & Credit

*For Ground-Up: designed for experienced builders and novice investors

Experience	Credit	Max % of Total Build Cost
0 Projects	660	75%
0 Projects	700	80%
1–2 Projects	660	80%
3–5 Projects	660	82.5%
3–5 Projects	700	85%
6+ Projects	660	87.5%
6+ Projects	700	90%

Factors that determine your loan amount:

- Experience
- Credit Score (minimum 660)
- Assets
- Property (location, condition, age, etc.)

Eligible Properties

- Non–Owner Occupied Single Family to 2-4 Unit (Investment Properties Only)

Loan Size

- Minimum: $200,000 | Maximum: $3,000,000

Additional Requirements

- Project costs may not exceed 70% of After Repair Value
- In some states, max funding is 65% of the property's value after renovation

Competitive Rates

Fees & Costs: Paid outside of Close

Loan Term: 12-18 months

Interest Reserves

Option can include up 6–12 months of interest reserve payments in your loan, reducing out-of-pocket payments (based on scenario)

Asset Required to cover:

- Down payment
- 6 months of Interest only payments
- 10% of the renovation or construction budget set aside

Draw Holdback Process

- Initial Advance released at closing
- Draws are paid in stages as your project progresses
- Same engineering firm handles inspections
- No invoices or receipts required

Exit Strategy

Sell your property or hold for rental income
If holding, we can assist with refinancing or take out loan

Ground-Up Construction Notes

Lot Requirements:
Must be "shovel ready" – (grading, water, power hookups, etc.)

Financing When You Own the Lot:
Up to 65% of lot purchase cost can be advanced at close to:
- Cover closing costs
- Provide cash to start the project

Soft costs:
Permits, architectural plans, and other essential projects can be built into the budget

If Holding the Property:
Debt Service Coverage Ratio or Rental Income should roughly be around 1.0 (meaning your rental income roughly covers the loan payments)

Funding solutions tailored to make *your plans a reality.*

LendSure HOME LOANS

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