The FIX AND FLIP Loan Process

Quick funding and flexibility for investors to buy, renovate, and flip properties for profit.

The LendSure Way

We work with investors of all experience levels, with credit scores starting at 660, and focus on non-owner occupied residential properties (single-family and multi-family up to 4 units).

LENDSURE'S FIX AND FLIP LOAN

PROCESS OVERVIEW

1 Application

Our simplified application process is significantly shorter than the standard Uniform Residential Loan Application (URLA).

2 Term Sheet

Investors receive a term sheet quickly, without needing a loan estimate or disclosures, bypassing the typical requirements of the TILA-RESPA Integrated Disclosure (TRID) rule.

3 Signed Term Sheet and Documentation

After reviewing, the investor returns the signed term sheet along with any required documentation to move forward.

4 Underwriting

The account manager forwards the application to underwriting, where an underwriter prepares a conditional loan approval based on the provided documents.

5 Clear to Close

Once all conditions are satisfied, the account manager coordinates to obtain a clear to close, signaling that the loan is approved and ready for funding.

6 Funding

With the final approval in place, the investor can proceed with purchasing and renovating the property.

LENDSURE'S FIX AND FLIP LOAN

DRAW PROCESS EXPLAINED

1 Draw Requests

When a stage of construction is completed, the investor submits a draw request to us, including documentation of the work completed, such as inspections and paid invoices.

2 Review and Approval

We review each draw request, verifying the completion of work and request inspections. This ensures the project progresses as planned.

3 Reimbursement

Upon approval of the draw request, the investor is reimbursed for the completed work.

LendSure HOME LOANS