

Rehab Funding

Payment Plans

Rehab Funding was designed to address the very specific needs of the rehab investor. Each loan is for a term of one year, but may be paid off at any time.

There are no seasoning issues or pre-payment penalties. The advantages to the rehab real estate investor are obvious. With Rehab Funding, you can purchase a property quickly and easily, with the minimum amount of money out of your pocket. This will have the dual effect of allowing flexibility and financial breathing room for you and your family and increasing your return on investment while working on your properties! Please review the specific details and qualification criteria of each of our uniquely designed plans below:

Monthly Payment Plan

- Minimum Middle Credit Score 640.
- Loan will be 100% of the sale price and 100% of the repair funds, not to exceed 65% of the ARV (after repair value).
- 2 Week Close
- 12 Month Term
- 7 points (after you have paid off your 3rd loan, Rehab Funding will reduce its points to 4.5 for all subsequent deals).
- Seller's concessions/assists may be used to finance the closing costs, as long as the loan does not exceed 65% ARV.
- Interest only payments (no principal) until the property is sold or refinanced.
- The interest rate is 1.325% per month (15.9% on an annual basis).
- There is never a penalty for early loan pre-payment.

****Please note that other closing costs such as, taxes, insurance, title fees, broker fees etc. are separate from Rehab Funding's closing costs that are noted above.*

Half Payment Plan

- Credit score minimum: 660
- Loan will be 100% of the sale price and 100% of the repair funds, not to exceed 65% of the ARV (after repair value).
- 2 Week Close
- 12 Month Term
- 8 points (after you have paid off your 3rd loan, Rehab Funding will reduce its points to 4.5 for all subsequent deals).
- Borrower pays half of the interest only payments (no principal) and the other half is deferred to the end of the loan until the property is sold or refinanced.
- The interest rate is 1.575% per month (18.9% on an annual basis).
- There is never a penalty for early loan pre-payment.
- ***Major benefit: Your cash flow!***

****Please note that other closing costs such as, taxes, insurance, title fees, broker fees etc. are separate from Rehab Funding's closing costs that are noted above.*

6 Months No Pay Plan

How would you like to get an acquisition and repair loan for your investment property, and not have to make monthly payments for six months? How helpful would this be for your investment strategy and for your monthly cash flow? If you are qualified, Rehab Funding will arrange this for you!

- Credit score minimum: 700
- Loan will be 100% of the sale price and 100% of the repair funds, not to exceed 65% of the ARV (after repair value).
- 2 Week Close
- 12 Month Term
- 8 points (after you have paid off your 3rd loan, Rehab Funding will reduce its points to 4.5 for all subsequent deals).
- All closing costs can be rolled into the loan, as long as it does not exceed 65% ARV.
- No payments for the first 6 months of the loan term. From the 7th month on, borrower makes interest only payments until property is sold or refinanced. Deferred interest would be paid once loan is repaid.
- The interest rate is 1.575% per month (18.9% on an annual basis).
- There is never a penalty for early loan pre-payment.
- ***Major benefit: Your cash flow!***

****Please note that other closing costs such as, taxes, insurance, title fees, broker fees etc. are separate from Rehab Funding's closing costs that are noted above.*

Non-Recourse Self Directed IRA Plan

If you are a real estate investor who has a Roth or Traditional Self Directed IRA/401K, you now have a terrific opportunity to increase the number of deals you can do, and profits that you make – tax free or tax-deferred!

- Minimum Middle Credit Score 640.
- Loan will be 70% of the sale price and repair funds, assuming deal does not exceed 65% of the ARV (after repair value).
- 2 Week Close
- 12 Month Term
- 8 points (after you have paid off your 3rd loan, Rehab Funding will reduce its points to 4.5 for all subsequent deals).
- Custodian of the IRA pays the monthly interest only payments (no principal).
- The interest rate is 1.575% per month (18.9% on an annual basis).
- There is never a penalty for early loan pre-payment.
- *Major benefit: Earn Profits Tax Free or Tax-Deferred!*

Repair Funds

Repair funds go into an escrow account at the time of closing. The escrowed repair funds are paid to the rehabber on a reimbursement basis. That is, upon request by the rehabber, Rehab Funding will send a 203K inspector, who will then send a report indicating the work that has been completed since the last inspection. Rehab Funding will reimburse the rehabber in accordance with the budgeted repair list presented by the rehabber at closing. Appointments for inspections in order to receive payments, must be made at least (3) days in advance.

Rehabbers are not permitted to live in a mortgaged property. The property must be purchased for the sole purpose of renovating it and either selling it, or eventually refinancing it. This cannot be your primary place of residence.