

Hard Money Guidelines

Pre-Approval

- Credit Worthiness
- Proof of Assets
- Proof of Funds
- Proof of Employment

Loan Terms

- 5 Points
- 15% Interest Rate
- Cross collateralize primary or secondary property
- \$5000 Escrow Deposit
- 1 years paid insurance (One Nation Financial as the mortgagee clause)
- Property Deed to be held in escrow
- Rehab reimbursement money is disbursed on a refund basis (after the work has been completed)
- Hard Money loans are three months, with two 30-day extension periods (1st extension has a \$500 and the 2nd extension has a \$1000 extension fee)
- Payments are interest only payments due on the 1st of each month
- 1NF will finance properties purchase price, repairs and closing cost's up to 70% LTV (depending on credit score, assets, employment and property)

Disclaimer

This document does not constitute an offer to sell securities. An offer can only be made with a definitive agreement and loan documents, setting forth the specific amount of the loan and the terms therein. Individuals should entertain a hard money loan only in the event that they maintain the financial capability to comply with all of the terms of the loan, as a default under the loan may lead to the foreclosure of the mortgage on the real property securing the loan (or the immediate recording of the deed held in escrow by the lender), and legal proceedings instituted by the lender against the borrower for any monetary deficiency following foreclosure (or recording of the deed).