

"Your best resource for commercial lending"

Stated Income Advantage Loans

3 Year Fixed Rates

	INVESTOR 1-4	TRADITIONAL I	TRADITIONAL II
	NON-OWNER OCCUPIED SFR, CONDO, 2-4 UNIT	5+ UNIT MULTIFAMILY & MIXED-USE	OFFICE, RETAIL, WAREHOUSE, SELF-STORAGE, AUTOMOTIVE SERVICE (NO GAS STATIONS)
Loan to Value	MAX 75%*	MAX 75%*	Max 65%
FICO >700	8.49%	8.49%	8.99%
FICO <700	8.99%	8.75%	9.49%

5 Year Fixed Rates

	INVESTOR 1-4	TRADITIONAL I	TRADITIONAL II
	NON-OWNER OCCUPIED SFR, CONDO, 2-4 UNIT	5+ UNIT MULTIFAMILY & MIXED-USE	OFFICE, RETAIL, WAREHOUSE, SELF-STORAGE, AUTOMOTIVE SERVICE (NO GAS STATIONS)
Loan to Value	MAX 75%*	MAX 75%*	Max 65%
FICO >700	8.99%	9.49%	9.99%
FICO <700	9.49%	9.75%	10.49%

General Guidelines

LENDING... LOCATIONS NATIONWIDE
INCOME VERIFICATION ... SIMPLE DOCUMENTATION
CREDIT SCORE ... 650 MINIMUM
CLTV ... 80% MAXIMUM CLTV
1ST TIME BUYER, INVESTOR, FREE/CLEAR ... REDUCE MAXIMUM LTV BY 5%
ASSUMABILITY ... LOANS ARE ASSUMABLE AT LENDER'S DISCRETION - 1% FEE
IMPOUNDS ... REQUIRED FOR PROPERTY TAXES & INSURANCE
INELIGIBLE LOCATIONS ... CONTACT US FOR DETAILS
SUBMISSION REQUIREMENTS ... 1003 APP WITH INCOME LEFT BLANK; RENT ROLL OR LEASES ON RENTED PROPERTY
VACANT PROPERTIES ... 3 MOS PITI POST CLOSING LIQUID RESERVES REQUIRED
1YEAR REFINANCE SEASONING ... LTV BASED ON LESSER OF COST OR APPRAISED VALUE WITHIN 12 MONTHS OF PURCHASE
FOREIGN NATIONALS ALLOWED WITH 3 REQUIREMENTS - U.S. CREDIT, SOCIAL SECURITY CARD & EITHER A GREEN CARD OR WORK VISA
SFR's ... 75% LTV REQUIRES 1.2 DSCR; NO DSCR REQUIREMENT TO 70% LTV ON SFR's UNDER \$750K
CREDIT REPORTING ... LOAN NOT REPORTED TO CONSUMER CREDIT BUREAUS
48 HOUR TURNAROUND ON CONDITIONAL LOAN APPROVALS
APPROXIMATE 3 WEEK CLOSING FROM SUBMISSION OF CLA
APPRAISAL COSTS ... COMMERCIAL \$2,795 SFR TO 4 UNITS APPROX. \$500 AS PER MARKET
ADMIN / UNDERWRITING FEE ... SFR TO 4 UNITS \$1395 COMMERCIAL \$2295
BLANKET LOANS ... PERMITTED PROVIDED THE PORTFOLIO IS NOT EXCLUSIVELY SFR - EACH PROPERTY IN PORTFOLIO MUST MEET MINIMUM PROPERTY VALUE REQUIREMENT OF \$100,000

Rates & Terms

LOAN AMOUNTS ... \$100K-\$2MM INVESTOR 1-4
 MAX LOAN AMOUNT IS \$1MM
AMORTIZATION/TERM ... 30 YEAR FULLY AMORTIZING / 30 YEAR LOAN
INDEX / MARGIN / CAP ... WSJ PRIME + 4%.
 RATE CAPS=2/1/6
PREPAYMENT PENALTY ... FOR SFR TO 4 UNITS: 3 YEAR FIXED PRODUCT, 3% FOR 3 YEARS; 5 YEAR FIXED PRODUCT, 3% FOR 5 YEARS - ALL OTHER PROPERTY TYPES, 3 YEAR FIXED PRODUCT, 5% FOR 3 YEARS; 5 YEAR FIXED PRODUCT, FOR 5 YEARS
PREPAYMENT BUYDOWN ... ADD .5% TO INTEREST RATE FOR EACH 1 YEAR REDUCTION, WITH MINIMUM PREPAYMENT PENALTY OF 1 YEAR
RATE BUYDOWN ... 1 PT. FEE = .50% RATE REDUCTION (MAXIMUM 1%)
LOANS <\$750K ... ADD 50 BPS TO THE ABOVE MENTIONED RATE (TRADITIONAL I & II ONLY)
LTV LIMITATIONS ... FICO <700, MAX LTV IS 70%

FOR MORE INFORMATION OR TO SUBMIT A LOAN REQUEST, PLEASE CALL YOUR M5 FUNDING REP OR VISIT WWW.M5FUNDING.COM
 M5 COMMERCIAL FUNDING | 826 E STATE ST, SUITE 200 | AMERICAN FORK, UT 84003

Call (801) 822-6301