

## Hard Money Loan Programs

### 12 Month Interest Only

<u>Interest Rate</u>	<u>Prepayment Penalty</u>
14%	See below

### 2-28 ARM Principal & Interest

<u>Interest Rate &amp; Disc. Pts</u>	<u>Prepayment Penalty</u>
13.50%      Par	24 mo. (90 days Interest)
11.99%      2 pts. (RI)	
10.99%      3 pts. (RI)	
9.99%       5 pts. (RI)	

<u>ARV</u>	<u>Origination Fees</u>
Up to 70%	5% rolled into loan*

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Up to 70%	5% rolled into loan*

**\* Total ARV Including any "Rolled In" Points Cannot Exceed Program Limit**

#### Standard Loan Term:

1 year and NO loan release fees

#### Jumbo Loan Amounts\*\*:

Minimum: \$333,700.00      Maximum: \$649,999.99

#### Pre-Payment Penalty

None if SOLD. None after 90 days.

#### Super Jumbo Loan Amount\*\*:

Minimum: \$650,000.00      Maximum: \$1,000,000.00

\*\* Loans approved on a case-by-case basis

All borrowers **MUST** enroll in auto-drafting for payments.

## Underwriting Criteria

#### Asset Based

Loan is based upon the value of the property. Unless specifically stated otherwise credit is not factored in.

#### Loan To Value

Up to 70% at lenders discretion subject to:  
Property condition, Inspection and Appraisal

#### No Credit History

Credit History and Scores are NOT considered for most Hard Money Loans under \$250,000.00  
DHLC reserves the right to pull credit upon notification

#### Escrows/Impounds

12 mo. Hazard/Builders Risk Insurance required.  
Jumbo and Super Jumbo loans are subject to three months of Escrow for Property Tax and Insurance.

#### Appraisal and Inspection

Must be performed by an "Approved" vendor  
Vendors paid at time of service by borrower

#### Seasoning

None

#### Min. ARV

\$85,000.00

#### Min. Loan Amount:

\$50,000.00

#### Doc Prep Fee

\$260.00 Payable at Loan Commitment

#### Inspection Fee

\$0.10/sf under roof

#### Appraisal Fee

\$350.00 - 1 "As Is" and 1 "As Repaired" Appraisal

\*Programs, Rate and Fees are subject to change without notice. Final ARV and loan approval at Lenders Discretion

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**American Investors**  
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