



- **Project Types:** SFR and MFR rehabs and new construction.

- **Loan to Value:** Up to 90% of purchase price and 100% of construction. However, our total LTV cannot exceed 70% of our estimated ARV. *(Our clients tell us that we lend more than most other HMLs)*

- **Master Loan:** provides cross-collateralization, which allows us to fund 100% when there is sufficient equity in our combined projects together. *(This is another unique aspect of our loan programs that allows our borrowers to acquire the "next project" while the other 1 or 2 projects are in rehab process or listed for sale)*

- **Construction Funds:** We DO NOT charge interest on rehab/construction funds until the funds are disbursed. *(Many HMLs charge interest on the full amount of the construction funds from day 1 because they have to get the funds from an individual investor, who wants to get paid for the full amount of the loan. Our fund structure allows us the flexibility of only charging interest when the funds are disbursed)*

- **No third party approval required:** All of our \$\$, valuation work and decision making is in-house, so we can move quickly with no surprises.

- **Draw Requests:** Up to 2 per month, requires inspection *(\$100 to cover cost, no mark-up)*, will pay vendors directly with invoice or reimburse borrower with invoice and cleared check. We only pay for work that is completed. No forward funding.

- **Loan Pricing:** Option 1: 18%, 1.5 points, 6 months, or Option 2: 12%, 4 points, 6 months *(1/2 point off for volume customers)*

- **Loan Terms:** Interest only, No prepayment penalties, No appraisal fees, No loan processing fees or other junk fees. You just pay us rate and points, that's it.

Current Lending Areas:

- Arizona
- California
- Colorado
- Connecticut
- Georgia
- Illinois
- Massachusetts
- New Mexico
- North Carolina
- Oregon
- South Carolina
- Texas
- Washington

Lending Areas that are Coming Soon!

- Delaware
- Washington DC
- Florida
- Virginia
- Pennsylvania
- Road Island
- New York
- Minnesota
- Maryland

Please call us at (503) 225-0300 or visit our website at www.ironbridgelending.com.