

# Unique Underwriting Capabilities

Finance Factors' unique underwriting guidelines provide flexibility in structuring and approving loans. Finance Factors differentiates itself from other mortgage lenders in the following underwriting categories:

<b>Common Sense Underwriting</b>	<ul style="list-style-type: none"> <li>◆ Business Development Managers work with our underwriters to structure the best loan terms for the borrower</li> <li>◆ We look beyond ratios, percentages and credit scores to make the loan work</li> </ul>
<b>Multiple Properties Can Be Used As Collateral</b>	<ul style="list-style-type: none"> <li>◆ More than one property can be used as collateral (unlike most lenders)</li> <li>◆ Minimizes the need for additional cash down</li> <li>◆ Allows for larger loan amounts</li> <li>◆ With sufficient equity in additional collateral, allows for 100% financing (or more) on purchase transactions</li> <li>◆ Allows flexibility in structuring the loan</li> </ul>
<b>Flexible Condo Underwriting</b>	<ul style="list-style-type: none"> <li>◆ Owner-occupancy ratios below 50%</li> <li>◆ Non-warrantable condos</li> <li>◆ Litigation considered on a case-by-case basis</li> </ul>
<b>Borrowers or Guarantors Can Be Entities</b>	<ul style="list-style-type: none"> <li>◆ LLCs/Corporations/S Corps</li> <li>◆ Partnerships</li> <li>◆ Trusts (including irrevocable trusts)</li> <li>◆ 1031 Reverse Exchanges</li> </ul>
<b>Flexible Downpayment Requirements</b>	<ul style="list-style-type: none"> <li>◆ Allowable gifts (no maximum)</li> <li>◆ Subordinate financing allowed</li> </ul>
<b>Tax Assessed Values Can Be Used</b>	<ul style="list-style-type: none"> <li>◆ Up to 70% LTV for loans up to \$150,000; 60% LTV up to \$250,000</li> <li>◆ Fee simple properties only</li> <li>◆ Recent comp sales must substantiate values</li> </ul>
<b>Special Properties Considered</b>	<ul style="list-style-type: none"> <li>◆ Non-conforming properties</li> <li>◆ Properties listed for sale</li> <li>◆ Agriculture-zoned properties over 5 acres</li> <li>◆ Properties needing repairs</li> <li>◆ Loan amounts up to \$2,500,000. Call to discuss larger requests.</li> </ul>



## FINANCE FACTORS

SAVINGS • CDs • MORTGAGES

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The foregoing is for informational purposes only and not to be distributed to any consumer. This is not an offer to make a loan. The making of any loan and the terms thereof are subject to Finance Factors' underwriting approval.