

Apartment Building Loans

10-Year Fixed Rate

5.00% + 2.0 points

Rate is effective 12/01/19
Subject to change without notice.

Lock in your low rate now for 10 years!

- New purchases
- Refinance an existing loan
- Cash out

This special program is available for purchase, refinance, or cash out on new loans only. Refinances of existing Finance Factors loans are not eligible.

Program Details

- Loans from \$250,000 to \$2,500,000. Call to discuss larger amounts
- Up to 75% Loan-to-Value (LTV). Use multiple properties as additional collateral to lower LTV.
- Minimum 700 FICO score
- Minimum \$500,000 net worth
- Minimum \$50,000 in liquid assets not including retirement accounts
- Apartment building must have 5 or more units to qualify
- Income from the subject property cannot be the sole source of income
- 1.25 to 1.00 debt service ratio
- Payments amortized over 25 years
- Subject property requires a high occupancy rate over the past 2 years
- Entities can be borrowers with personal guarantors
- Building must be well maintained with no signs of deferred maintenance or need of repair

Our commercial loan staff are experts at finding common sense solutions to uncommon lending problems and can structure a loan to best meet the needs of your clients.



**FINANCE
FACTORS**
GUAM'S CHOICE FOR HOME LOANS

FOR REAL ESTATE PROFESSIONALS ONLY

This flyer is for informational purposes only. It does not constitute an offer to make a loan. Any loan and the terms thereof are subject to Finance Factors' underwriting approval. The information stated herein are estimates calculated based on the loan programs currently offered by us. All of this information is subject to change without notice. Actual loan qualification requirements will be based on the specific underwriting guidelines applicable to each loan program at the time of application. Other terms and restrictions may apply.

THE MODERN WAY TO MORTGAGE