

Non-Conforming Property Loans



This program is designed for well-qualified borrowers who wish to purchase or pull cash out from a “challenging” property:

Common Challenges

- Unpermitted improvements
- Properties requiring repairs
- Unusual zoning (*example: residential SFD on a BMX-zoned lot*)
- Unusual title situations - Life Estates, Probate, LLCs, Corporations, Trusts, Foreign Investors
- Site condos that do not qualify for conforming financing
- Agriculture-zoned properties
- Large acreage, 5 acres or more
- Investor condos with owner-occupancy ratios below 50%
- Loans securing more than one property
- Legal non-conforming grandfathered property

Program Information

- Available for owner-occupant, investor, and foreign investor
- Loan amounts up to \$5,000,000. Call for larger requests.
- No restrictions on cash out amounts
- 1-, 3-, & 5-year ARM loans with 30-year terms
- No prepayment penalties
- Borrowers with past credit problems considered
- DTI above 43% considered with compensating factors
- Overall strength of each loan is evaluated based on all compensating factors
- Maximum LTV of 80% owner-occupant, 75% investor
- Maximum CLTV of 90% (owner-occupant or investor)
- Fee simple properties only • No condotels
- Improved residential properties only (no vacant land)

**We are your source for common sense solutions to uncommon lending problems.
Call Finance Factors and let us help you today.**



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