

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:

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



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. All information is subject to change at any time.