

Soft Money Product

This product specializes in loans that are highly structured where the borrower can prove they have reserves and financials. Also, the loan is less risky than hard money, but more risk than banks want to take on. This loan covers both residential and commercial purchase and refinance cash out transactions, as well as large rehab and construction loans.

Only Property Types – This Loan Product will Fund

Office
Mixed-Use
Residential
Flagged Hotels

Warehouse
Retail
Light Industrial
Flagged Restaurants

Multi-Family
Storage Centers
Student Housing
Flex Space

Documentation for Pricing

- Loan Summary Spelling Out all Details of the Loan including Brokerage Commission
- 1003 - Fully Completed & Handwritten No Accepted including all REO, Income, Assets
- **OR** - Commercial Application or Full PFS including all REO, Income, Assets
- Mortgage Tri Merge Credit Reports Only - Guarantor/Signor Only
- LLC Docs Or Corporate Docs or Entity Name it will fund in
- Pictures of Property or Recent Appraisal
- Subject To **or** ARV **or** Construction Completion **Valuation Documentation**
- Few Sentences - How Borrower is to Exit a 12 Month Loan (detail if refi)
- Borrower Resume (if construction or rehab)
- Lease(s) for 1-4, or Rent Roll for 5+ Units
- All MTGs Statements if private and not on credit report - if refinance
- Active Purchase Contract - if purchase

Main Guidelines

Max LTV 65% to 70%

Max LTC 60% to 70%

Loan Min \$2,000,000

No Owner Occupied Residential

Population Minimum 100,000+ Needed

Nationwide

Due Diligence
Investor Site Inspection
Lending State
FICO Minimum
Assets/Reserves Min.
Loan Min/Max
Occupancy
% Occupied
DSCR
Transaction Type
Transaction Type
Experience
Lien Position
LTV
LTC – Purchase Ground Up Only
LTC - Value Add, Stabilized
Title
Interest Rates
Payment
Lender Origination
Broker Origination
Property Types Only
Property Types Only
Builder/Landlord Experience
MSA Min.
Valuation
Doc Draw Fee
Construction Loan Term
Standard Loan Term
Prepay Penalty
Timeframe to Fund

Soft Money Commercial

\$7,500 to \$25,000
Yes
Nationwide
680 Minimum
2% to 5% Loan Amt
\$2,000,00 to \$75,000,000
Investment/Owner-Use
75% + with Room to 100%
Min. 0.90% with room to 1.20%
Purch & Refi Cash Out
Construction & Rehab
Experienced Only Apply
1st Only
1st 65%
Up to 70%
Up to 65%
Individual & Entity
10.50% to 11.50%
Interest Only
1.75% to 2.50%
HUD1 - Broker Protected
Office/Apartment/Mixed-Use
Warehouse/Retail/Storage
Min. Experience Required
We Need a Population 100,000+
MAI Appraisal Only
In Due Diligence
12-18 Months
Up to 20 Years
Up to 5 Years
20-35 Business Days

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