

LONG-TERM RENTAL LOAN PROGRAM

(5+ Units & Mixed-Use)

DSCR loans for new and experienced real estate investors seeking long-term rental financing for 5+ units or mixed-use properties nationwide.



LOAN AMOUNT
\$250k - \$3M



TERM
30 Years
(pre-payment penalty options)



DEBT SERVICE COVERAGE RATIO
1.20



RATES¹
Starting at 8.0%



CREDIT SCORE
680 Minimum

LTV²

Purchase: The Lesser of Up to 80% of the As-Is Value or Up to 80% LTC

Refinance: Up to 75% of the As-Is Value

Cash-Out: Up to 75% of the As-Is Value

COLLATERAL

Non-Owner Occupied 5+ Units; Mixed-Use (>50% Residential)

Minimum As-Is Value \$50K/unit

Maximum Units: 30 (exceptions may apply)

REQUIREMENTS³

- | | |
|--|---|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Survey |
| <input checked="" type="checkbox"/> Photo ID | <input checked="" type="checkbox"/> Property Management Questionnaire |
| <input checked="" type="checkbox"/> Purchase Agreement (if applicable) | <input checked="" type="checkbox"/> Property Management Agreement |
| <input checked="" type="checkbox"/> Payoff Statement (if applicable) | <input checked="" type="checkbox"/> Leases (if applicable) |
| <input checked="" type="checkbox"/> Verification of Mortgage (if applicable) | <input checked="" type="checkbox"/> Rent Roll |
| <input checked="" type="checkbox"/> Credit / Background Reports | <input checked="" type="checkbox"/> Corporate Documents |
| <input checked="" type="checkbox"/> Borrower Experience | <input checked="" type="checkbox"/> Lender's Title Policy |
| <input checked="" type="checkbox"/> Proof of Liquidity (5% of Loan Amount) | <input checked="" type="checkbox"/> Insurance with Mortgagee Clause |
| <input checked="" type="checkbox"/> Appraisal & SITUS | <input checked="" type="checkbox"/> Minimum Occupancy 90% |
| <input checked="" type="checkbox"/> Environmental Screening | <input checked="" type="checkbox"/> Loan Docs with Personal Guaranty |

LONG-TERM MULTI-FAMILY LOAN FEES⁴

	DUE DATE	COST
Credit Report	After application review	\$24.99
Background Report	After application review	\$24.99
Appraisal ⁵	Once appraisal is ordered	Determined by / paid to appraisal company. Based on property specifics
SITUS	Once appraisal is received	\$500
Survey	After appraisal is ordered	Determined by and paid to surveyor
Environmental Screening	After appraisal is ordered	\$150
Feasibility Study	If required; for heavy rehab only	\$400
Legal / Document Fees	At closing	\$995
Underwriting Fee	At closing	\$495
Processing Fee	At closing	\$90
Origination Fee	At closing	Based on loan size and number of points
Title Fees ⁶	At closing	Determined by / paid to title company

¹ Rates based on credit, experience, LTV, and number of origination points paid at close

² Max LTV based on credit and experience

³ Green Block Inc. reserves the right to modify, add, or remove requirements at any time without notice

⁴ Green Block Inc. reserves the right to modify, add, or remove fees at any time without notice.

⁵ Loan type determines type of appraisal ordered. All appraisal orders include tax certification, flood zone certification, included in the cost.

⁶ Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery.