

## FIX & FLIP LOAN PROGRAM

(1-4 UNITS)

Loans for new and experienced real estate investors seeking funding for fix and flip properties nationwide.



**LOAN  
AMOUNT**  
\$50k - \$2M



**TERM**  
12-18 Months  
(no prepayment penalty)



**RATE<sup>1</sup>**  
Starting at 11.49%



**CREDIT SCORE**  
620 Minimum

### LTV<sup>2</sup>

**Purchase & Rehab:** Up to 85% of Purchase Price  
+100% of Renovation Costs (via draws); Up to 90%  
Total LTC; Not to Exceed 70% of After-Repair Value

### COLLATERAL

Non-Owner Occupied 1-4  
Family; Condo; Townhomes;  
Planned Urban Developments

### REQUIREMENTS<sup>3</sup>

- ✓ Completed Application
- ✓ Photo ID
- ✓ Purchase Agreement (if applicable)
- ✓ Proof of Ownership (if applicable)
- ✓ Payoff Statement (if applicable)
- ✓ Credit / Background Reports
- ✓ Borrower Experience
- ✓ Two Most Recent Bank Statements
- ✓ Corporate Documents
- ✓ Appraisal or BPO
- ✓ Collateral Desktop Analysis
- ✓ First Lien Position on Collateral
- ✓ No Subordinate Liens Permitted
- ✓ Lender's Title Policy
- ✓ Insurance with Mortgagee Clause
- ✓ Personal Guaranty

**FIX & FLIP LOAN FEES<sup>4</sup>**  
**(1-4 UNIT PROPERTIES)**

	DUE DATE	COST
Credit Report	After application review	\$24.99
Background Report	After application review	\$24.99
Appraisal <sup>5</sup>	Once appraisal is ordered	Determined by / paid to appraisal company. Based on property specifics and loan type
Collateral Desktop Analysis	Once appraisal is received	\$129
Legal/Document Fee	At closing	\$995
Underwriting Fee	At closing	\$525
Processing Fee	At closing	\$90
Origination Fee	At closing	Based on loan size and number of points
Title Fees <sup>6</sup>	At closing	Determined by and paid to title company
Feasibility Study <sup>7</sup>	If required; for heavy rehab projects only	\$400 (if required)
Draw Fee <sup>8</sup>	At closing	Determined by and paid to inspection company

1 Rate based on by credit score, LTV, experience level

2 Max LTV based on by credit score, experience level, ARV.

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

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

6 Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery, policy updates or endorsements (heavy rehab projects only).

7 Feasibility studies only required for heavy rehab projects.

8 Draw fees are determined by inspector and increase based on the number of units in the property. Additional wire fee \$30/draw.