



# VAL-CHRIS INVESTMENTS, INC.

SERVING CALIFORNIA'S PRIVATE MONEY  
LENDING NEEDS SINCE 1975

## California Stated Commercial Niche Sheet 2019

### Highlighted Estimated General Terms

<b>100% Broker Protected:</b>	<b>Protected on HUD and Loan Approval</b>
Lending Area / MSA:	California Only / Metro, Suburban, Rural (CBC)
Transaction Type:	Purchase & Refinance
FICO Minimum:	500+
FC / BK/ Short Sale:	1 Day Out of FC,BK, OK / Short sale OK
Property Type Comm:	5+ Units, Mixed Use, Retail, Warehouse, Storage
Loan Type:	Commercial
Trust Deed Positions:	1st & 2nd
1st Min/Max Exposure:	\$100,000 to \$5,000,000
1st Maximum LTV	65% LTV Max
2nd Min/Max Exposure:	\$100,000 to \$3,000,000
2nd Maximum CLTV	55% CLTV Max
Occupancy Type:	Tenant NOO, Foreign National, Vacant, Owner User
Maximum LTV:	65% LTV Purchase 65% LTV Refinance
Maximum CLTV:	55% / 45% Seller - 100% CLTV with Seller Financing 2nd
Maximum Cash Out:	\$5,000,000 1st TD // \$3,000,000 2nd TD
Seasoning Requirement:	None for Cash Out
Interest Rates:	From 8.49% + 1st TD // From 8.99% + 2nd TD
Lender Origination	From 2.5%+
Lender Origination	\$4,500 Flat Fee \$150,000 Loan Amount and Under
Customary Fees:	Normal 3rd Party Fees
Broker Origination:	Lender Will Match Above 3% Origination
Pre-Paid Costs:	Not Applicable
Payment Type:	Interest Only
Loan Length Terms:	Due In 3 or 5 Years
Reserves - Liquid	Not Applicable
Down: Proof of Funds:	TBD - Purchase Only - One Full PDF Statement
Stated Documentation:	Yes - Stated Income
Purchase Gift Funds:	Can Gift 99% of Loan Amount
Liens & Judgments:	If on title must be paid thru closing
Prepayment Penalty	6 Months from 1st Payment
Prepayment Buydown	3 Months add 0.50% Rate, No PPP Add 1% to Rate
DTI &/Or DSCR:	Not Applicable
Post-Closing Liquidity:	Not Applicable
Appraisal:	Can Use Existing - Must Be 30 Days Current to Fund
Funding Time-Frame:	4- 10 Days from Appraisal & Documents Received

### Documentation for a Term Sheet: 1003 and Tri-Merge Credit Report

Val-Chris Investments 2601 Main Street, Suite 400 Irvine CA 92614  
Office (714) 421-4404 Fax (714) 260-9211 | DRE Lic #01513720 | NMLS 247235

[fabian@val-chris.com](mailto:fabian@val-chris.com)

[www.val-chris.com](http://www.val-chris.com)